

**RESOLUTION 2017-09**

**TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR SIMMONS RIDGE PUD SUBDIVISION, WITH ONE (1) MODIFICATION OF STANDARDS FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF SOUTH CAROTHERS ROAD."**

**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 the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

**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, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
089-03700	88.65
Total	88.65

Land located in the fourteenth civil district of Franklin, Williamson County, Tennessee on South Carothers Road and being more particularly described as follows:  
Beginning in the center of South Carothers Road at a southwesterly corner of Parcel 38.01 on Property Map 89; Thence with the southerly boundary of said Parcel 38.01 and Parcels 36,36.05 and 36.06 also on Map 89 as follows: S85°35'20"E, 570.99 feet; S04°39'45"W, 86.78 feet; S85°15'28"E, 572.53 feet; S84°02'53"E, 569.11 feet; S88°34'56"E, 221.77 feet; S85°25'32"E, 118.13 feet; S85°14'27"E, 141.13 feet; S86°14'23"E, 380.35 feet to the westerly boundary of Parcel 35.16 on Property Map 89; Thence with said westerly boundary as follows: S15°14'22"W, 77.92 feet; S06°52'10"W, 715.23 feet to a northwesterly corner of Cedarmont Farms Subdivision, Phase 6, of record in Plat Book 23, Page 188, R.O.W.C.;

Thence with the westerly boundary of said Subdivision S08°08'21"W, 949.95 feet to a northeasterly corner of Parcel 188 on Property Map 106;

Thence with the northerly boundary of said Parcel 188, Parcels 187 and 188.01 also on Map 106 and Parcels 52 and 53 on Property Map 89 as follows: N83°30'41"W, 130.22 feet; N84°39'32"W, 179.95 feet; N84°27'34"W, 202.51 feet; N84°47'25"W, 221.27 feet; N85°17'25"W, 660.00 feet; S21°43'33"W, 25.82 feet to the centerline of South Carothers Road;

Thence with said centerline as follows: Northwesterly with a curve to the left 138.00 feet, said curve having a central angle of 20°07'38" and a radius of 392.83 feet; N83°41'08"W, 409.76 feet; Northwesterly with a curve to the right 93.84 feet, said curve having a central angle of 10°45'13" and a radius of 500.00 feet; Northwesterly with a curve to the right 160.95 feet, said curve having a central angle of 73°46'31" and a radius of 125.00 feet; N00°50'36"E, 221.76 feet; Northwesterly with a curve to the left 191.54 feet, said curve having a central angle of 27°26'08" and a radius of 400.00 feet; N26°35'32"W, 205.57 feet; N23°42'49"W, 89.20 feet; Northwesterly with a curve to the right 290.65 feet, said curve having a central angle of 23°57'41" and a radius of 695.00 feet; N00°14'52"E, 260.90 feet; N01°22'19"E, 233.36 feet to the beginning. Containing 88.67 acres, more or less, and being property conveyed to Simmons Ridge, LLC by deed of record in Book 2409, Page 297, R.O.W.C..

**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, as amended, for the Simmons Ridge PUD Subdivision are as follows:

Entitlements	Simmons Ridge PUD Subdivision
Base Zone District	SD-R 4.6
Character Area Overlay	MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	408
Open Space Requirements	13.30 Acres
Number of Phases in Development	14
Original Development Plan Approval	Resolution No. 2010-70 Date of approval: 11/23/2010
Revision Number	4

**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>MOS 1: <u>Backing onto Public Streets</u></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to <u>Approve</u> _____.</p> <p><i>Staff recommended</i> <u>Approval</u> _____.</p>
--	--

**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: 12/15/2016

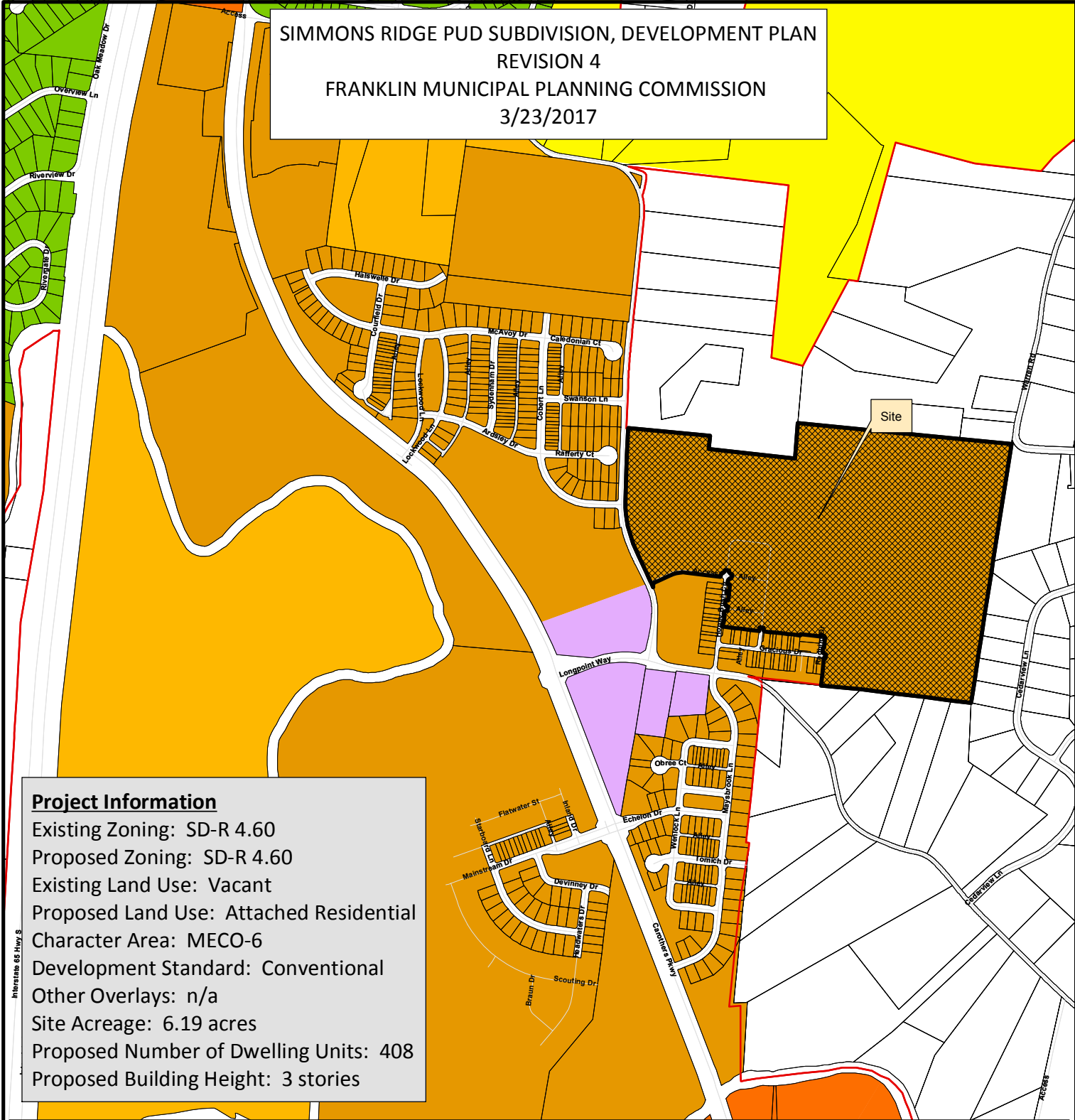
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 12/15/2016

NEIGHBORHOOD MEETING: 1/18/2017

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

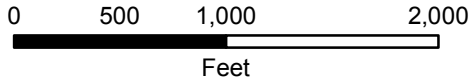
PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

**SIMMONS RIDGE PUD SUBDIVISION, DEVELOPMENT PLAN  
REVISION 4  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
3/23/2017**



**Project Information**  
 Existing Zoning: SD-R 4.60  
 Proposed Zoning: SD-R 4.60  
 Existing Land Use: Vacant  
 Proposed Land Use: Attached Residential  
 Character Area: MECO-6  
 Development Standard: Conventional  
 Other Overlays: n/a  
 Site Acreage: 6.19 acres  
 Proposed Number of Dwelling Units: 408  
 Proposed Building Height: 3 stories

- |  |                                       |
|--|---------------------------------------|
| Simmons Ridge PUD Subdivision          | 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 2017. All rights reserved.