

RESOLUTION 2016-88

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR APEX VILLAGE PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (MOS1-ATTACHED RESIDENTIAL LENGTH; MOS2- PARKLAND DEDICATION), FOR THE PROPERTY LOCATED NORTH OF EAST MCEWEN DRIVE AND EAST OFCAROTHERS PARKWAY."

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 2016-51; 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
062—01417	5.84
062—01418	17.77
Total	23.61

ALL OF THOSE TRACTS OR PARCELS OF LAND, situated in the Eighth Civil District, City of Franklin, Williamson County, Tennessee that include the lands shown on the Final Plat of Resource Centre Section 1 that are bounded on the West with the right or way of Carothers Parkway, on the Northwest by the centerline of Pacific Drive and the lands of Resource Centre Subdivision as recorded (plat book 57 page 130) , on the Northeast by Resource Parkway (plat book 50 page 122), on the East by Lot 1 of lands recorded in Plat book 50 page 122, and on the South by East McEwen Road ROW, and as filed in the Register's Office of Williamson County, Tennessee. (R.O.W.C., TN.) and being more particularly described as follows:

A TRACT OR PARCEL OF LAND, situated in the Eighth Civil District, City of Franklin, Williamson County, Tennessee that is bounded on the West with the right or way of Carothers Parkway, on the North and East by the lands of Lot 1 of Resource Centre Subdivision as recorded (plat book 56 page 97), and on the South by E. McEwen Drive ROW, and as filed in the Register's Office of Williamson County, Tennessee. (R.O.W.C., TN.); being more particularly described as follows:

Beginning at the point of intersection of the easterly right-of-way line of Carothers Parkway (variable in width) and the centerline line of Pacific Drive, variable in width (plat book 56 page 97), and the northwest corner of Lot 2 of Resource Centre – Section 1 (plat book 56 page 97) of which this is a part; thence with the common line of said Lot 2 and the centerline of said Pacific Drive, (passing the southwest corner of Lot 3 of Resource Centre PUD (plat book 57 page 130) at 12.0') , South 65°03'52" East 67.04 feet, along said centerline to a point in a curve to the left having a radius of 145.00 feet and a central angle of 71°58'08"; thence, 182.13 feet along said curve, being subtended by a chord bearing North 87°25'04" East 170.39 feet to a point; thence, North 42°58'00" East 136.34 feet along said line to a point in a curve to the right having a radius of 300.00 feet and a central angle of 38°58'13"; thence, 204.05 feet along said curve, being subtended by a chord bearing North 62°27'06" East 200.14 feet to a point; thence, North 81°56'13" East 92.84 feet along said line to a point at the northerly corner of said Lot 2 and on the westerly right-of-way line of Resource Parkway (Plat Book 50, Page 122, R.O.W.C), 50 feet in width) and a curve to the left having a radius of 350.00 feet and a central angle of 31°45'22"; thence with said Lot 2 and along the right of way line of Resource Parkway, 293.99 feet along said curve, being subtended by a chord bearing South 23°54'23" East 191.51 Feet to a point; thence; South 39°47'04" East 161.79 feet to point; thence; South 39°47'04" East 124.43 feet along said line to a point on a curve to the left having a radius of 388.39 feet and a central angle of 17°43'34"; thence, 120.16 feet along said curve, being subtended by a chord of South 48°38'51" East 119.68 feet to a point; thence, South 57°30'38" East 196.93 feet along said line to a point on a curve to the right having a radius of 44.50 feet and a central angle of 50°36'07"; thence, 39.30 feet along said curve, being subtended by a chord of South 31°42'55" East 38.04 feet to a point on a curve to the left having a radius of 65.00 feet and a central angle of 50°36'07"; thence 57.41 feet along said curve, being subtended by a bearing of South 31°42'55" East 55.56 feet to a point on a curve to the left having a radius of 65.00 feet and a central angle of 50°23'47"; thence, 57.41 feet along said curve, being subtended by a bearing of South 82°12'52" East 55.35 feet to a curve to the right having a radius of 44.50 feet and a central angle of 53°00'53"; thence, 41.18 feet along said curve being subtended by a chord bearing South 80°54'19" East 39.72 feet to a point on a curve to the right having a radius of 335.00 feet and a central angle of 38°20'41"; thence 224.20 feet along said curve being subtended by a chord bearing South 35°13'32" East 220.04 feet to a point on the westerly right-of-way line of Resource Drive and the northwest corner of Lot 1 of Franklin Crest PUD Subdivision (plat book 50 page 122) ; thence, South 10°46'13" West 289.59 along the west line of said Lot 1 to a point on the northerly right-of-way line of East McEwen Drive (variable in width) and the southwest corner of said Lot 1, and also being on a curve to the left having a radius of 14,373.46 feet and a central angle of 1°29'57"; thence leaving said Lot 1 and with the north line of East McEwen right of way, 376.07 feet along said curve being subtended by a chord bearing North 76°47'09" West 376.06 feet to a point; thence, South 13°30'14" West 14.08 feet along said line to a

point; thence, North 76°29'46" West 16.78 feet along said line to a point; thence, North 76°29'46" West 69.46 feet along said line to a point; thence, North 79°43'43" West 253.17 feet along said line to a point; thence, North 79°43'43" West 74.77 feet along said line to a point; thence, North 82°57'40" West 42.23 feet along said line to a point; thence, North 82°57'40" West 26.67 feet along said line to a point on a curve to the left having a radius of 2,042.50 feet and a central angle of 4°45'11"; thence, 169.44 feet along said curve being subtended by a chord bearing North 85°20'16 West 169.39 feet to a point; thence, North 87°42'51" West 107.62 feet to a point; thence, South 38°35'28" East 3.40 feet to a point on a curve to the left having a radius of 2,078.93 feet and a central angle of 4°36'18"; thence, 169.09 feet along said curve being subtended by a chord bearing North 85°24'49" West 167.04 feet to a point; thence, North 87°42'52" West 102.05 feet along said line to a point on said easterly right-of-way line of Carothers Parkway; thence with said Carothers right of way, North 02°17'15" East 20.92 feet along said line to a point on a curve to the right having a radius of 25.00 feet and a central angle of 77°55'24"; thence, 34.00 feet along said curve being subtended by a chord bearing North 29°22'11" West 31.44 feet to a point; thence, North 10°32'02" East 202.64 feet along said line to a point; thence, North 46°32'02" West 4.76 feet along said line to a point; thence, North 10°32'02" East 71.86 feet along said line to a point; thence, North 11°06'41" East 62.50 feet along said line; thence, North 11°30'15" East 60.54 feet along said line to a point; thence, North 14°37'54" East 58.30 feet along said line to a point; thence, North 18°12'11" East 58.26 feet along said line to a point on a curve to the right having a radius of 932.00 feet and a central angle of 4°01'25"; thence, 65.45 along said curve being subtended by a chord of North 21°23'46" East 65.44 feet to a point on a curve to the right having radius of 932.00 feet and a central angle of 1°31'47"; thence, 24.88 feet along said curve being subtended by a chord bearing North 24°10'23" East 24.88 feet to a point; thence, North 24°56'16" East 94.71 feet to the point of beginning and containing 23.612 acres more or less.

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 Apex Village PUD Subdivision are as follows:

Entitlements	APEX VILLAGE PUD SUBDIVISION
Base Zone District	Specific Development Variety 14.61, 350000, 200
Character Area Overlay	MECO-4
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	345
Number of Nonresidential Square Footage	300,000 square feet office 50,000 square feet retail
Number of Hotel Rooms	200
Connectivity Index	1.57
Open Space Requirements	1.18 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 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: Length of Attached Residential Building</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to build attached residential building with a maximum of 670 feet</p> <p>Request to <u>approve</u>.</p> <p><i>Staff recommended approval.</i></p>
<p>MOS 2: Parkland Dedication</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Construct open space improvements in lieu of payment</p> <p>Request to <u>approve</u> _____.</p> <p><i>Staff recommended approval.</i></p>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2016-51, on third 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: 10/13/2016

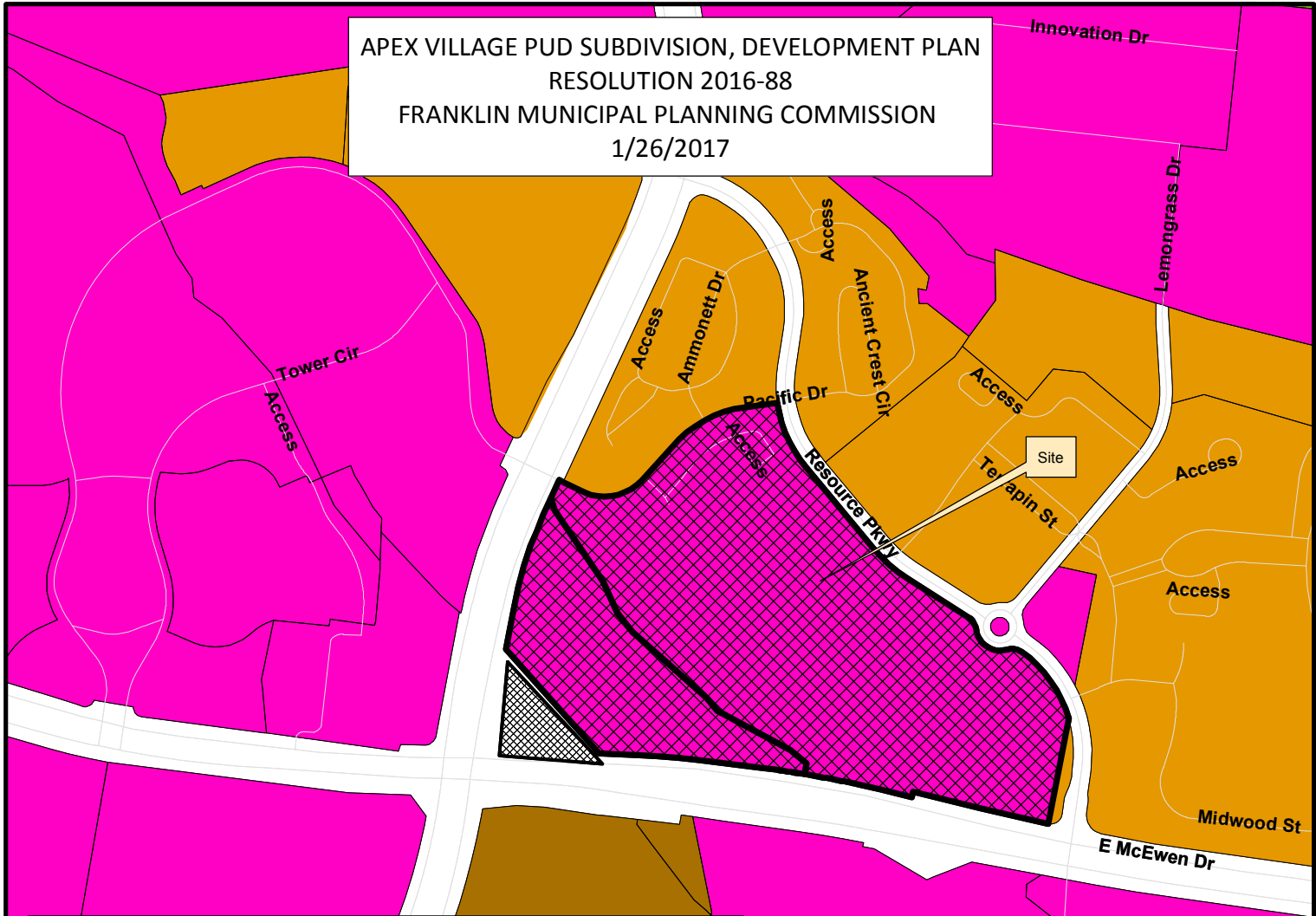
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 10/27/2016

NEIGHBORHOOD MEETING: 11/2/2016

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

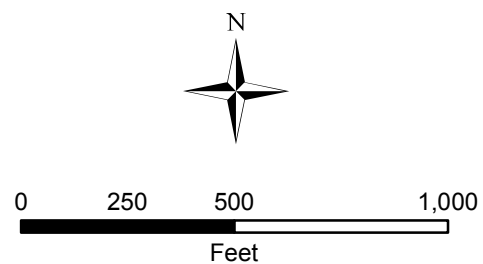
APEX VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2016-88
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/26/2017



Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X 14.61, 350000, 200
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 23.61 acres
 Proposed Number of Dwelling Units: 340 attached residential
 Proposed Nonresidential Square Footage: 350,000
 Proposed Building Height: Up to 12 stories

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| APEX Village 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 |



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