

**RESOLUTION 2016-47**

**TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR AVENIDA OF COOL SPRINGS PUD SUBDIVISION), FOR THE PROPERTY LOCATED NORTH OF MALLORY STATION ROAD AND EAST OF FRANKLIN ROAD, 222 MALLORY STATION ROAD.”**

**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 2016-33; 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 *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
053---10400	5.195
Total	5.195

BEING A CERTAIN PARCEL OF LAND SITUATED THE IN THE 8<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY TENNESSEE AND BEING IN THE CITY OF FRANKLIN. ALSO BEING THE SAME LAND AS DESCRIBED IN DEED BOOK 424 PAGE 910 AS RECORDED IN THE REGISTERS OFFICE OF WILLIAMSON

COUNTY TENNESSEE (R.O.W.C.) AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS PARCEL AS RECORDED IN DEED BOOK 424, PAGE 910 (R.O.W.C) AND THE SOUTHWEST CORNER OF LOT 1 OF PATTON STATION BUSINESS PARK AS RECORDED IN PLAT BOOK 25 PAGE 21 (R.O.W.C); SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF MALLORY STATION ROAD (60' R.O.W.);

THENCE LEAVING SAID BUSINESS PARK AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MALLORY STATION ROAD, NORTH 81°59'07" WEST, 480.07 FEET TO A POINT AT THE SOUTHEAST CORNER OF MARGARET WHITE (DB 171 PAGE 53);

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EASTERLY LINE OF WHITE, NORTH 09°22'57" EAST, 473.08 FEET TO THE NORTHEAST CORNER OF WHITE AND A SOUTHERLY CORNER OF THE MORNINGSIDE P.U.D. AS RECORDED IN PLAT BOOK 30 PAGE 6;

THENCE LEAVING WHITE AND WITH THE SOUTH LINE OF SAID MORNINGSIDE P.U.D. SOUTH 81°37'03" EAST, 480.00 TO AN IRON REBAR WITH CAP IN THE WESTERLY LINE OF THE AFORESAID PLAT OF PATTON STATION BUSINESS PARK.

THENCE, WITH THE WESTERLY LINE OF SAID PLAT SOUTH 09°22'52" WEST, 470.00 TO THE POINT OF BEGINNING.

CONTAINING 226,305 SQUARE FEET OR 5.195 ACRES.

**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 Avenida of Cool Springs PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Avenida of Cool Springs PUD</b>
Base Zone District	SD-R 27.33
Character Area Overlay	BCCO-3
Development Standard	Conventional
Number of Dwelling Units	142
Open Space Requirements	31,644 square feet
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: 6/23/2016

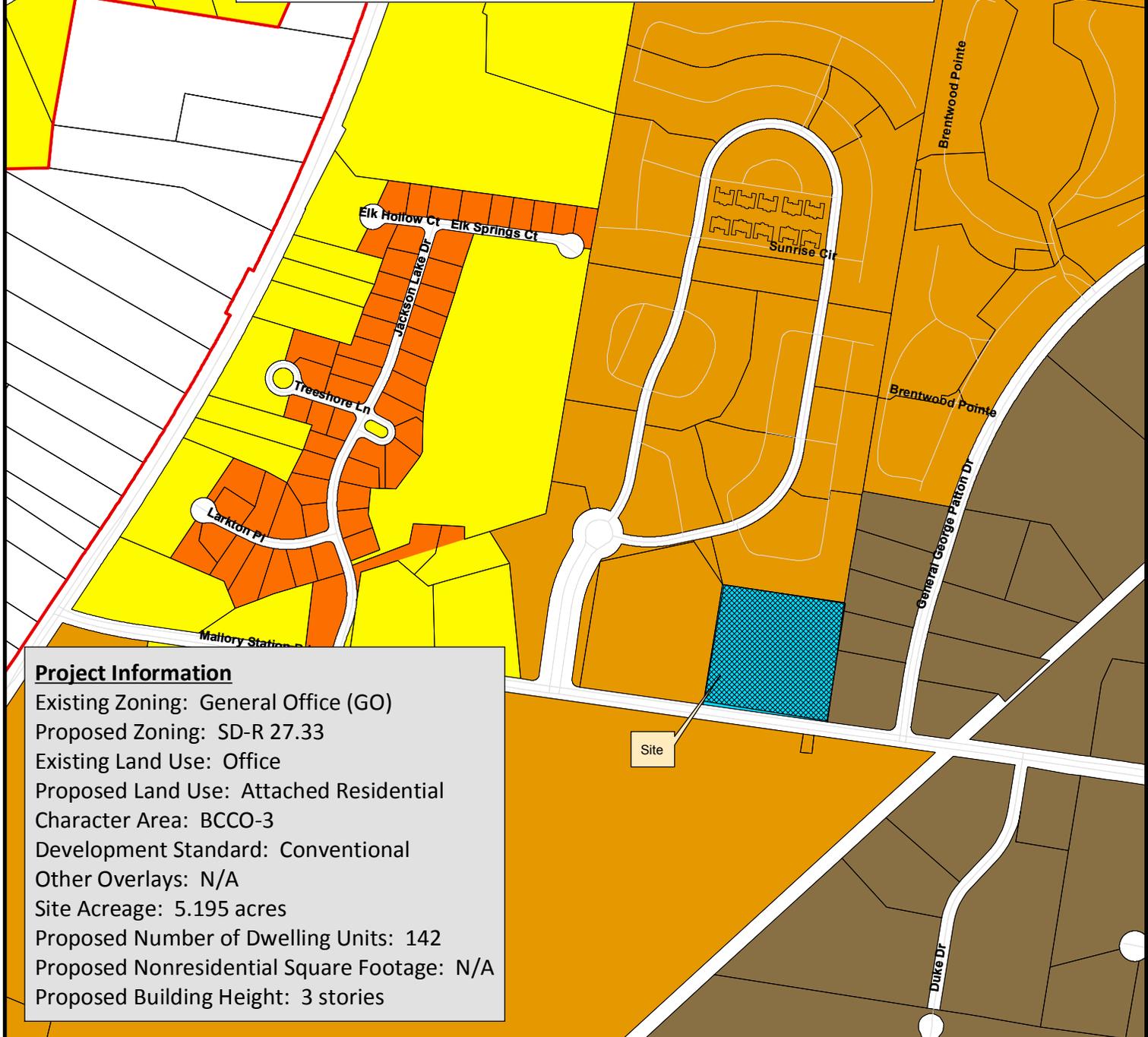
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 6/23/2016

NEIGHBORHOOD MEETING: 6/29/2016

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

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

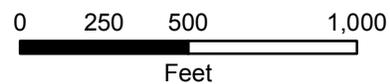
**AVENIDA OF COOL SPRINGS PUD SUBDIVISION, DEVELOPMENT PLAN**  
**RESOLUTION 2016-47**  
**FRANKLIN MUNICIPAL PLANNING COMMISSION**  
**8/25/2016**



**Project Information**

Existing Zoning: General Office (GO)  
 Proposed Zoning: SD-R 27.33  
 Existing Land Use: Office  
 Proposed Land Use: Attached Residential  
 Character Area: BCCO-3  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 5.195 acres  
 Proposed Number of Dwelling Units: 142  
 Proposed Nonresidential Square Footage: N/A  
 Proposed Building Height: 3 stories

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #006400; border: 1px solid black;"></span> AG Agricultural District               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> SD-X Specific Development-Variety   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black;"></span> ER Estate Residential                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00CED1; border: 1px solid black;"></span> OR Office Residential District      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> R-1 Residential District               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00BFFF; border: 1px solid black;"></span> GO General Office District          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF4500; border: 1px solid black;"></span> R-2 Residential District               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black;"></span> CC Central Commercial District      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> R-3 Residential District               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> NC Neighborhood Commercial District |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #6B8E23; border: 1px solid black;"></span> R-6 Residential District               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> GC General Commercial District      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black;"></span> RM-10 Attached 10 Residential District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #A08080; border: 1px solid black;"></span> LI Light Industrial District        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black;"></span> RM-15 Attached 15 Residential District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> HI Heavy Industrial District        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> RM-20 Attached 20 Residential District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> CI Civic and Institutional District |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> SD-R Specific Development-Residential  |   |



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 herein. All data and materials (c) copyright 2016. All rights reserved.