

RESOLUTION 2017-62

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR COLLETTA PARK PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (LOTS LESS THAN ONE ACRE CUL-DE-SAC LENGTH GREATER THAN 500 FEET), FOR THE PROPERTIES LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY, (INCLUDING 4350 AND 4344 SOUTH CAROTHERS ROAD)."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2016-28; 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 |
| 079M---B02800 | 1.5 |
| 079M---B02900 | 1.2 |
| 089---05500 | 167.2 |
| 089---04304 | 22.5 |

| | |
|-------------|-----|
| 089---04303 | 6.6 |
| Total | 199 |

Legal Description for Parcels 079M-B02800 and 079M-B02900. Land lying in the Fourteenth Civil District of Williamson County, being lots 127 and 128 on the Final Plat for Section 1 of Franklin East, of record in Plat Book 6, Page 91, Register's Office of Williamson County, Tennessee, and containing 2.7 acres more or less.

And

Legal Description for Parcels 089-04303, 089-04304, & 089-05500. The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of James E. Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN, Patti Sue Watkins, of record in Deed Book 6074, Page 249, R.O.W.C., TN, and George V. Durnin, of record in Deed Book 1607, Page 1006, R.O.W.C., TN, and more particularly described in as follow:

Beginning at a Point in the north margin of South Carothers Road, approximately 1650 feet southeast of the intersection of Falcon Creek Drive and said South Carothers Road;

Thence, leaving the north margin of said South Carothers Road, North 44 Degrees 04 Minutes 29 Seconds East, a distance of 621.82 feet to a point;

Thence North 08 Degrees 24 Minutes 25 Seconds East, a distance of 222.13 feet to a point; Thence South 82 Degrees 57 Minutes 01 Seconds East, a distance of 297.62 feet to a point;

Thence South 81 Degrees 57 Minutes 51 Seconds East, a distance of 10.49 feet to a point; Thence North 15 Degrees 32 Minutes 59 Seconds East, a distance of 2,025.58 feet to a point;

Thence North 06 Degrees 33 Minutes 34 Seconds East, a distance of 861.42 feet to a point; Thence South 89 Degrees 39 Minutes 10 Seconds East, a distance of 319.84 feet to a point;

Thence South 02 Degrees 23 Minutes 32 Seconds West, a distance of 149.73 feet to a point; Thence North 75 Degrees 48 Minutes 17 Seconds East, a distance of 768.48 feet to a point;

Thence North 09 Degrees 39 Minutes 11 Seconds West, a distance of 117.87 feet to a point; Thence North 29 Degrees 14 Minutes 05 Seconds East, a distance of 293.60 feet to a point;

Thence North 20 Degrees 05 Minutes 58 Seconds East, a distance of 210.10 feet to a point; Thence South 62 Degrees 38 Minutes 15 Seconds East, a distance of 48.00 feet to a point;

Thence South 69 Degrees 38 Minutes 11 Seconds East, a distance of 509.70 feet to a point; Thence South 76 Degrees 09 Minutes 25 Seconds East, a distance of 277.18 feet to a point;

Thence South 26 Degrees 11 Minutes 34 Seconds West, a distance of 520.34 feet to a point; Thence South 59 Degrees 49 Minutes 41 Seconds East, a distance of 862.61 feet to a point;

Thence South 26 Degrees 16 Minutes 06 Seconds West, a distance of 444.04 feet to a point; Thence North 70 Degrees 59 Minutes 36 Seconds West, a distance of 28.01 feet to a point;

Thence South 06 Degrees 10 Minutes 51 Seconds West, a distance of 403.96 feet to a point; Thence South 20 Degrees 12 Minutes 18 Seconds West, a distance of 14.56 feet to a point;

Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 356.81 feet to a point; Thence North 09 Degrees 56 Minutes 19 Seconds East, a distance of 100.04 feet to a point;

Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 110.05 feet to a point; Thence North 09 Degrees 56 Minutes 27 Seconds East, a distance of 25.01 feet to a point;

Thence North 78 Degrees 25 Minutes 30

Seconds West, a distance of 125.05 feet to a point; Thence South 09 Degrees 56 Minutes 17 Seconds West, a distance of 125.05 feet to a point; Thence North 78 Degrees 25 Minutes 29 Seconds West, a distance of 734.65 feet to a point; Thence South 12 Degrees 44 Minutes 58 Seconds West, a distance of 784.89 feet to a point; Thence South 79 Degrees 24 Minutes 14 Seconds East, a distance of 830.08 feet to a point; Thence North 62 Degrees 28 Minutes 37 Seconds East, a distance of 119.56 feet to a point; Thence South 00 Degrees 37 Minutes 45 Seconds West, a distance of 1,031.05 feet to a point; Thence South 76 Degrees 31 Minutes 22 Seconds East, a distance of 81.00 feet to a point; Thence South 09 Degrees 52 Minutes 41 Seconds West, a distance of 206.49 feet to a point; Thence South 57 Degrees 04 Minutes 46 Seconds West, a distance of 151.05 feet to a point; Thence South 49 Degrees 16 Minutes 17 Seconds West, a distance of 170.39 feet to a point; Thence South 41 Degrees 39 Minutes 12 Seconds West, a distance of 123.05 feet to a point; Thence North 83 Degrees 17 Minutes 12 Seconds West, a distance of 441.91 feet to a point; Thence North 75 Degrees 19 Minutes 30 Seconds West, a distance of 540.96 feet to a point; Thence South 15 Degrees 23 Minutes 08 Seconds West, a distance of 951.14 feet to a point; Thence North 82 Degrees 39 Minutes 38 Seconds West, a distance of 60.79 feet to a point; Thence South 28 Degrees 07 Minutes 56 Seconds West, a distance of 646.53 feet to a point; Thence North 75 Degrees 15 Minutes 25 Seconds West, a distance of 215.00 feet to a point; Thence North 05 Degrees 42 Minutes 26 Seconds East, a distance of 1,148.85 feet to a point; Thence North 83 Degrees 26 Minutes 21 Seconds West, a distance of 1,067.76 feet to a point, said point being in the north margin of said South Carothers Road; Thence, with the north margin of said South Carothers Road, North 71 Degrees 12 Minutes 54 Seconds West, a distance of 37.65 feet to a point; Thence North 73 Degrees 31 Minutes 47 Seconds West, a distance of 77.67 feet to the point of beginning, and containing 8,552,236.49 square feet or 196.33 acres more or less.

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

SECTION III. That the overall entitlements for the Colletta Park are as follows:

| Entitlements | Colletta Park PUD Subdivision |
|---------------------------------|-------------------------------|
| Base Zone District | Residential -1 (R-1) |
| Character Area Overlay | SWCO-3/MECO-6 |
| Other Zoning Overlays | N/A |
| Development Standard | Conventional |
| Number of Dwelling Units | 199 |
| Connectivity Index | 1.31 |
| Open Space Requirements | 65.44 acres |
| Number of Phases in Development | 7 |

SECTION IV. That 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: Lots less than 1 Acre</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Lots required to be between one to five acres. Section 3.5.10(2)(d)(iii)</p> <p><i>Staff recommended <u>Approval</u>.</i></p> |
| <p>MOS 2: Cul-De-Sac length greater than 500 feet and serve more than 20 lots</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Cul-De-Sac length is limited to 500 feet or less and serve 20 lots or less Section 5.10.8(1)(d) and Section 5.10.8(1)(e)</p> <p><i>Staff recommended <u>Approval</u>.</i></p> |

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2017-46, 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: 10/5/2017

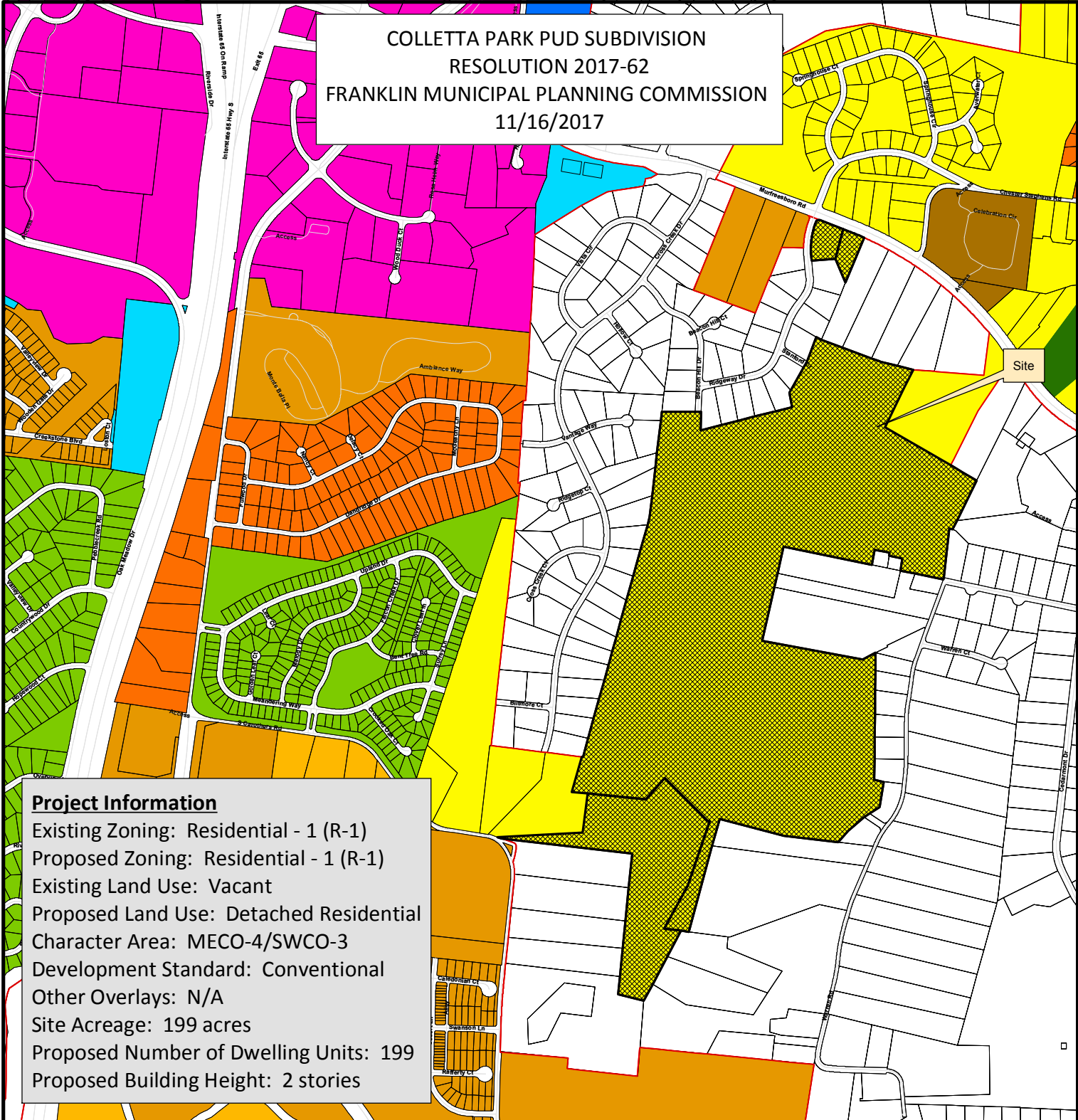
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 10/26/2017

NEIGHBORHOOD MEETING: 11/1/2017

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

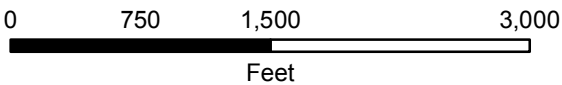
PUBLIC HEARING AND BOMA APPROVAL: _____

**COLLETTA PARK PUD SUBDIVISION
RESOLUTION 2017-62
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/16/2017**



Project Information
 Existing Zoning: Residential - 1 (R-1)
 Proposed Zoning: Residential - 1 (R-1)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-4/SWCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 199 acres
 Proposed Number of Dwelling Units: 199
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Colletta Park | 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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