

RESOLUTION 2016-46

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR AVONDALE COTTAGES PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF AVONDALE DRIVE AND EAST OF COLUMBIA AVENUE, 302 AVONDALE DRIVE.”

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 2016-32; 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
078N-D01200	3.8
Potion of 078N-D01100	1.5
Total	5.3

A LOT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 9, JAMES SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 10 IN THE OFFICE OF THE REGISTER OF DEEDS, WILLIAMSON COUNTY; LOT 9 BEING CURRENTLY OWNED BY TED & DOROTHY BEAKLEY; THENCE ALONG THE BEAKLEY'S EAST PROPERTY LINE, NORTH 7 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 124.78 FEET TO A 1/2-INCH OPEN TOP PIPE (BENT) LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF AVONDALE DRIVE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG THE SOUTH MARGIN OF SAID AVONDALE DRIVE, SOUTH 82 DEGREES 1 MINUTE 32 SECONDS EAST A DISTANCE OF 80.00 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) MARKING THE NORTHWEST CORNER OF LOT 11, JAMES SUBDIVISION THAT IS CURRENTLY OWNED BY HILLARY CHAMBERS; THENCE ALONG THE WEST PROPERTY LINE OF THE CHAMBERS PROPERTY; SOUTH 8 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 126.77 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE SOUTH PROPERTY LINE OF THE CHAMBERS PROPERTY SOUTH 80 DEGREES 31 MINUTES 15 SECONDS EAST A DISTANCE OF 645.13 FEET TO A 5/8-INCH IRON PIN FOUND ON THE NORTH PROPERTY LINE OF AN ABANDONED RAILROAD SPUR; THENCE ALONG SAID ABANDONED SPUR AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 24 MINUTES 35 SECONDS EAST 92.11 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 34 MINUTES 17 SECONDS EAST 159.38 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825 FEET AND CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 57 MINUTES 13 SECONDS EAST 79.57 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 2 MINUTES 2 SECONDS EAST 77.94 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 57 MINUTES 10 SECONDS EAST 188.67 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF THE CSX TRANSPORTATION RAILROAD (50 FOOT RIGHT-OF-WAY) THENCE ALONG SAID MARGIN, SOUTH 4 DEGREES 6 MINUTES 22 SECONDS WEST A DISTANCE OF 258.20 FEET TO A 5/8-INCH IRON PIN; THENCE LEAVING SAID MARGIN AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 55 MINUTES 42 SECONDS WEST 1137.22 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939); THENCE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE GERALD & GENETTE ROBESON'S EAST PROPERTY LINE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 311.08 FEET TO A 5/8-INCH IRON PIN; THENCE ALONG THE ROBESON'S NORTH PROPERTY LINE, NORTH 80 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 39.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES MORE OR LESS.

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

SECTION III. That the overall entitlements for the Avondale Cottages PUD Subdivision are as follows:

Entitlements	Avondale Cottages
Base Zone District	SD-R 7.55
Character Area Overlay	CFCO-3, SOCO-6
Other Zoning Overlays	CAO
Development Standard	Traditional
Number of Dwelling Units	40
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.67
Open Space Requirements	11,564 sq. ft.
Number of Phases in Development	N/A

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: _____3/15/2016_____

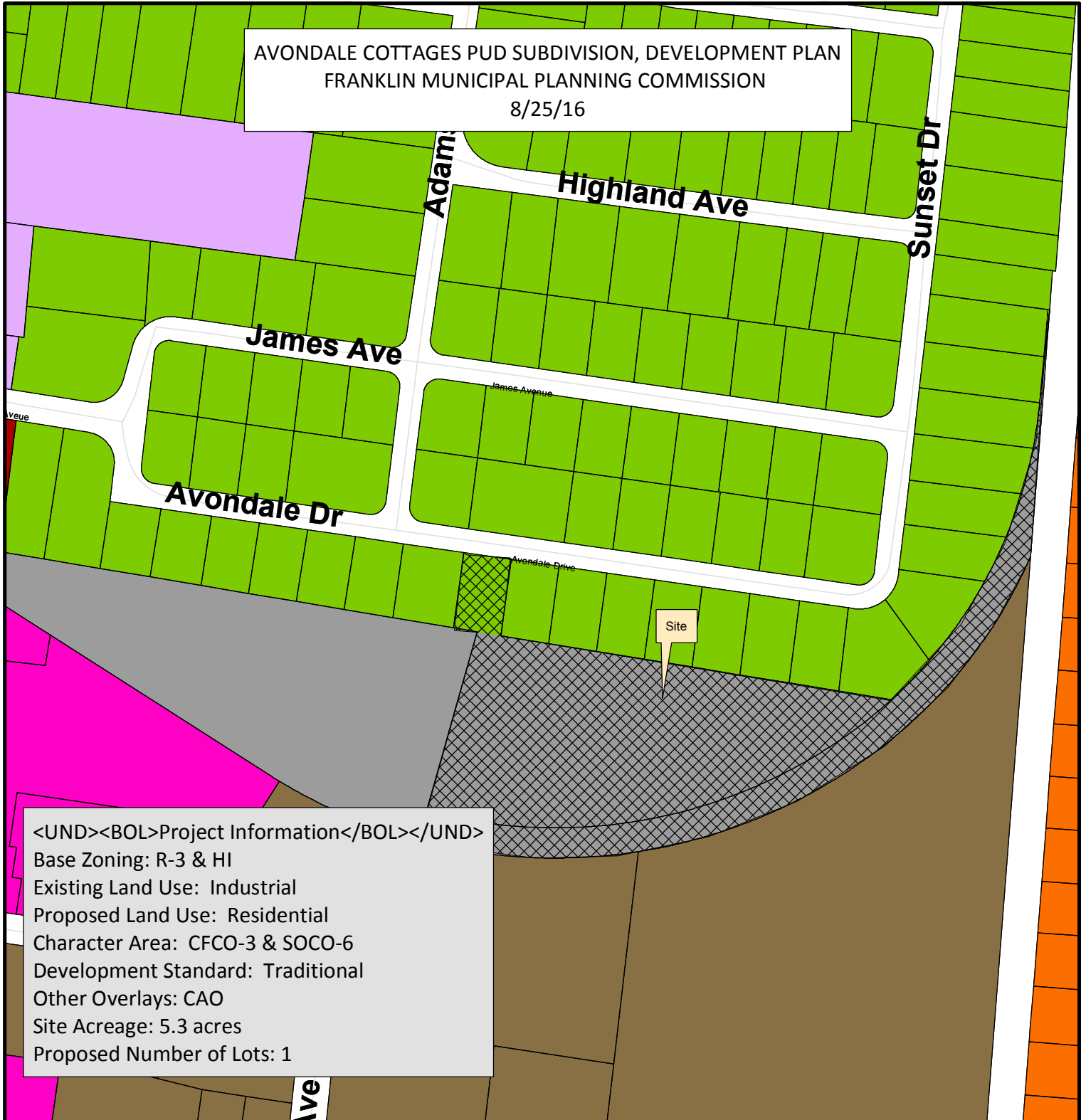
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____3/25/2016_____

NEIGHBORHOOD MEETING: _____3/29/2016_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

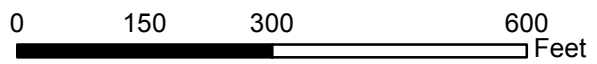
PUBLIC HEARING AND BOMA APPROVAL: _____

AVONDALE COTTAGES PUD SUBDIVISION, DEVELOPMENT PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/25/16



<UND><BOL>Project Information</BOL></UND>
 Base Zoning: R-3 & HI
 Existing Land Use: Industrial
 Proposed Land Use: Residential
 Character Area: CFCO-3 & SOCO-6
 Development Standard: Traditional
 Other Overlays: CAO
 Site Acreage: 5.3 acres
 Proposed Number of Lots: 1

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| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |
| SD-X Specific Development-Variety | |



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