

**RESOLUTION 2016-75**

**TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WATER'S EDGE PUD SUBDIVISION FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LONG LANE, 4413 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:

MAP 89 OF PARCEL 49

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;

Thence, S 21°05'44" E, a distance of 28.94 feet to a point;

Thence, S 23°17'37" W, a distance of 40.24 feet to a point;  
Thence, S 23°46'32" E, a distance of 66.77 feet to a point;  
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;  
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;  
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;  
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;  
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;  
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;  
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;  
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;  
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;  
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;  
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;  
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;  
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;  
Thence, S 42°32'18" W, a distance of 106.78 feet to a point;  
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;  
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;  
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;  
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;  
Thence, S 49°22'29" W, a distance of 362.46 feet to a point;  
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;  
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;  
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;  
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;  
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;  
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;  
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;  
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;  
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;  
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;  
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;  
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;  
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;  
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;  
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;  
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;  
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;  
Thence, S 70°51'36" E, a distance of 395.49 feet to a point;  
Thence, N 88°14'15" E, a distance of 145.35 feet to a point;

Thence, N 54°07'33" E, a distance of 98.80 feet to a point;  
 Thence, N 02°19'56" W, a distance of 164.37 feet to a point;  
 Thence, N 00°16'11" E, a distance of 374.56 feet to a point;  
 Thence, N 06°30'23" E, a distance of 364.95 feet to a point;  
 Thence, N 22°23'50" E, a distance of 92.19 feet to a point;  
 Thence, N 06°01'34" W, a distance of 200.24 feet to a point;  
 Thence, N 15°21'48" W, a distance of 507.82 feet to a point;  
 Thence, N 22°19'29" W, a distance of 386.00 feet to a point;  
 Thence, N 10°54'14" W, a distance of 417.24 feet to a point;  
 Thence, N 20°03'52" E, a distance 238.53 feet to a point;  
 Thence, N 36°52'05" E, a distance of 324.79 feet to a point;  
 Thence, N 59°01'42" E, a distance of 176.66 feet to a point;  
 Thence, N 79°52'03" E, a distance of 242.01 feet to a point;  
 Thence, N 72°49'49" E, a distance of 403.22 feet to a point;  
 Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land.

**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 Water's Edge PUD Subdivision are as follows:

Entitlements	Water's Edge
Base Zone District	Specific Development Residential SD-R 2.02
Character Area Overlay	MECO-6
Other Zoning Overlays	FWO, FFO
Development Standard	Conventional
Number of Dwelling Units	395
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.55
Open Space Requirements	Formal: 11.04 acres Informal: 105.02 acres Total: 116.06 acres

Number of Phases in Development	4
Original Development Plan Approval	Ordinance No. 2013-35 Date of approval: 9/24/13
Revision Number	Revision 4
Modification of Development Standards Approved as part of Resolution No. 2013-47	MOS 1: Request to permit garage doors exceeding 9 feet in width on rear loaded garages accessed from an alley. FMPC recommended approval.

**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.

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**ERIC S. STUCKEY**  
City Administrator  
Approved as to form by:

\_\_\_\_\_  
**DR. KEN MOORE**  
Mayor

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE: \_\_\_\_\_ 9/14/2016 \_\_\_\_\_

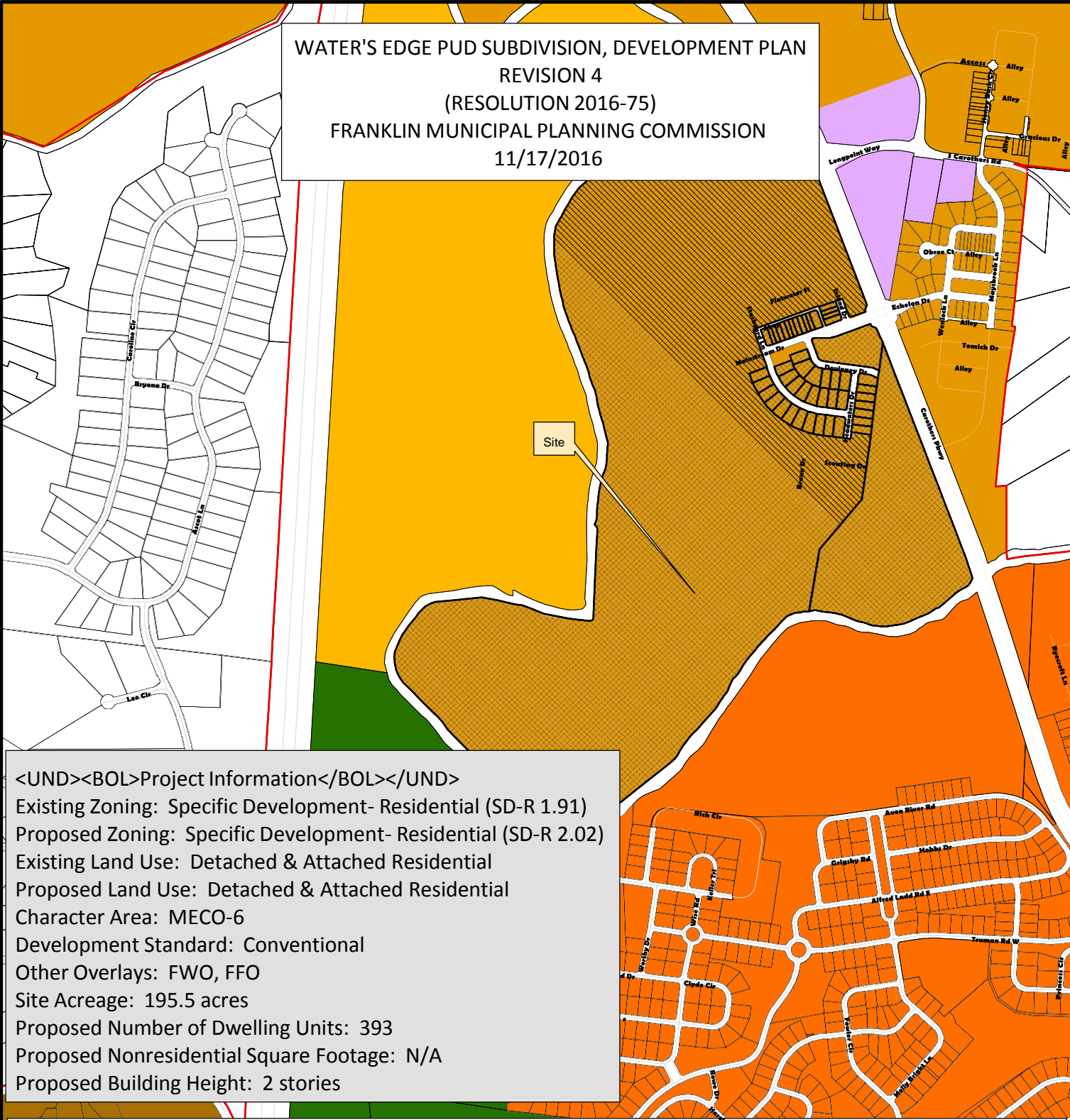
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: \_\_\_\_\_ 9/22/2016 \_\_\_\_\_

NEIGHBORHOOD MEETING: \_\_\_\_\_ 9/20/2016 \_\_\_\_\_

PLANNING COMMISSION RECOMMENDED APPROVAL:

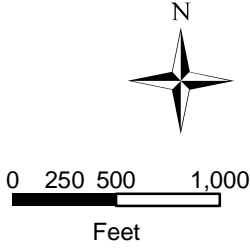
PUBLIC HEARING AND BOMA APPROVAL:

**WATER'S EDGE PUD SUBDIVISION, DEVELOPMENT PLAN**  
**REVISION 4**  
**(RESOLUTION 2016-75)**  
**FRANKLIN MUNICIPAL PLANNING COMMISSION**  
**11/17/2016**



**<UND><BOL>Project Information</BOL></UND>**  
 Existing Zoning: Specific Development- Residential (SD-R 1.91)  
 Proposed Zoning: Specific Development- Residential (SD-R 2.02)  
 Existing Land Use: Detached & Attached Residential  
 Proposed Land Use: Detached & Attached Residential  
 Character Area: MECO-6  
 Development Standard: Conventional  
 Other Overlays: FWO, FFO  
 Site Acreage: 195.5 acres  
 Proposed Number of Dwelling Units: 393  
 Proposed Nonresidential Square Footage: N/A  
 Proposed Building Height: 2 stories

- |  |                                       |
|--|---------------------------------------|
| Water's Edge                           | 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.  
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