

RESOLUTION 2014-95

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN HOUSING AUTHORITY-REDDICK STREET DEVELOPMENT PHASE 2 PUD SUBDIVISION WITH 1 MODIFICATIONS OF STANDARDS (MOS1-MINIMUM PARKING REQUIREMENTS), LOCATED AT 145 STRAHL STREET, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
Portion of 078J-D00100	±7.19
TOTAL	±7.19

Being a tract of land lying in the 9th District, City of Franklin, Williamson County, Tennessee, being Lot 2 of Franklin Housing Authority Granbury St. & Strahl St. Development as recorded in Plat Book P55, Page 98, Register's Office of Williamson County (ROWC). Tract being bounded on the north by Right of Way (ROW) of Strahl Street (ROW varies); bounded on the east by Lot 2 and Lot 3 of said plat; bounded on the south by ROW of Granbury Street (ROW varies), and by Macedonia Missionary Baptist Church as recorded in Book 132, Page 270, ROWC; and bounded on the west by ROW of Carter Street (38.11' ROW). Tract being described as follows:

POINT OF BEGINNING being an iron rod (new) being on the intersection of the eastern ROW of said Carter Street and the northern ROW of said Granbury Street; thence with said eastern ROW of Carter Street North 08°56'42" East 655.48 feet to an iron rod (new) being on the intersection of said eastern ROW of Carter Street and the southern ROW of said Strahl Street; thence along said southern ROW of Strahl Street South 82°41'19" East 551.52 feet to an iron rod (new); thence leaving said ROW of Strahl Street and with the common line of said Lots 2 and 3 with the following: South 7°18'41" West 323.99 feet to an iron rod (new); thence South 22°01'20" East 57.40 feet to an iron rod (new); thence along said northern ROW of Granbury Street with the following: on a curve to the left having an arc length of 33.99 feet, a radius of 625.00 feet, a central angle of 3°06'57", a tangent of 37.00 feet, and having a chord bearing and distance of South 69°00'06" West 33.98 feet to an iron rod (new); thence North 22°00'59" West 0.78 feet; thence South 64°45'24" West 175.37 feet to an iron rod (new); thence South 38°14'50" East 16.41 feet to an iron rod with "Cherry" cap (old); thence with a curve to the left having an arc length of 54.19 feet, a radius of 625.00 feet, a central angle of 04°58'04", a tangent of 27.11 feet, and having a chord bearing and distance of South 49°16'58" West 54.17 feet to an iron rod (new); thence South 46°47'56" West 71.65 feet to an iron rod with "Cherry" cap (old); thence with a curve to the right having an arc length of 155.56 feet, a radius of 175.00 feet, a central angle of 50°55'49", a tangent of 83.34 feet, and having a chord bearing and distance of South 72°15'51" West 150.49 feet to an iron rod with "Cherry" cap (old); thence North 82°16'15" West 15.52 feet to an iron rod with "Cherry" cap (old); thence along the common line of said Macedonia Missionary Baptist Church with the following: North 8°48'58" East 172.59 feet to an iron rod with "Cherry" cap (old); thence North 82°11'52" West 72.00 feet to an iron rod (new); thence South 08°49'56" West 175.10 feet to a concrete monument (old); thence along said northern ROW of Granbury Street North 82°11'24" West 126.13 feet to the point of beginning.

Tract contains 312,983 square feet or 7.19 acres.

Bearings based on Tennessee State Plane Coordinate System.

2. That the overall entitlements for the Franklin Housing Authority-Reddick Street Development Phase 2 PUD Subdivision are as follows:

Entitlements	FHA Reddick Street Phase 2 PUD Subdivision
Base Zone	Specific Development-Residential (SD-R)
Character Area Overlay	Central Franklin Character Area Overlay #3
Other Zoning Overlays	N/A
Number of Dwelling Units	65
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.22 acres Informal: N/A Total: 0.22 acres

- 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 Department.
- That the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Minimum Parking Requirements	Request to reduce the required parking provided to 2.2 spaces per unit. <i>Staff recommended approval.</i>
Approved: _____	
Denied: _____	

- 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 08/05/14

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: N/A

NEIGHBORHOOD MEETING: N/A

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL: