

RESOLUTION 2015-30

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE GIST STREET PUD SUBDIVISION, LOCATED AT 1365 AND 1367 COLUMBIA AVENUE, 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
078K-B01900	0.64
078K-B01901	0.21
TOTAL	± 0.85

*Property being a consolidation of the Bob Bass and Charles DeBray properties as of record in Deed Book 2071 Page 933 and Deed Book 2071, Page 944, Register's Office for Williamson County, Tennessee, located in the northeast corner of Columbia Avenue and Gist Street, being more particularly described as follows;
Beginning at an iron pin, found, located the intersection of right of way for Columbia Avenue and Gist Street; thence with said right of way for Columbia Avenue North 05°25'56" East, a distance of 136.54 feet to the southwest corner of Lot 4, "Battlefield Subdivision" as of record in Plat Book 1, Page 105,*

and being the northwest corner of the herein described tract; thence with the south boundary of Battlefield Subdivision and with Lots 4, 11, 12, and 13, South 85°35'53" East, a distance of 270.09 feet, being the northwest corner of the Bessie Winchester Heithcock property as of record in Deed Book 189. Page 20, and the northeast corner of the herein described tract; thence with the west boundary of said Heithcock, South 04°24'07" West, a distance of 136.71 feet to the southwest corner of said Heithcock located in the north right of way for Gist Street and being the southeast corner of the herein described tract; thence with said right of way North 85°33'24" West, a distance of 272.54 feet to the Point of Beginning and containing 0.85 acres, more or less.

2. That the overall entitlements for the Gist Street PUD Subdivision are as follows:

Entitlements	Township PUD Subdivision
Base Zone	R3
Character Area Overlay	CFCO-7
Other Zoning Overlays	Columbia Avenue Overlay (CAO)
Number of Dwelling Units	4
Number of Nonresidential Square Footage	n/a
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	Formal: 0.04 acres Informal: Total: 0.04 acres

3. 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.
4. 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:	03/24/15
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	03/26/15
NEIGHBORHOOD MEETING:	03/30/15
PLANNING COMMISSION RECOMMENDED APPROVAL:	05/28/15
PUBLIC HEARING AND BOMA APPROVAL:	