

RESOLUTION 2017-20

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE SHADOW GREEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1152 HILLVIEW LANE."

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).

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, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
Part of 090-02800 Tract 1	36.71
Total	36.71

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3,

RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", OF RECORD IN PLAT BOOK P35, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" OF RECORD IN PLAT BOOK P58, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1465, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX", THE NORTHWEST CORNER OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, LEAVING SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX" WITH THE WESTERLY LINE OF THE PLAN ENTITLED "THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51" SOUTH 05 DEGREES 54 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS"; SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
3. NORTH 60 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO THE EASTERLY LINE OF THE EMILY MAGID PROPERTY (TRACT 1);

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
2. NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
3. NORTH 40 DEGREES 45 MINUTES 29 SECONDS EAST, 139.25 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "IDE ASSOCIATES" AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. NORTH 42 DEGREES 08 MINUTES 38 SECONDS EAST, 383.61 FEET TO A 5/8" IRON PIN (SET) WITH CAP STAMPED "IDE ASSOCIATES";

2. SOUTH 78 DEGREES 27 MINUTES 56 SECONDS EAST, 327.63 FEET TO AN 1" IRON PIPE (SET) AT THE SOUTHWESTERLY CORNER OF SAID CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED "REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX";

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. SOUTH 78 DEGREES 31 MINUTES 44 SECONDS EAST, 463.68 FEET TO A 30" HACKBERRY;
2. SOUTH 78 DEGREES 44 MINUTES 34 SECONDS EAST, 133.84 FEET AN 1" IRON PIPE (SET);
3. SOUTH 78 DEGREES 48 MINUTES 58 SECONDS EAST, 378.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1,599,067 SQUARE FEET, OR 36.71 ACRES, MORE OR LESS.

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 for Shadow Green PUD Subdivision are as follows:

Entitlements	Shadow Green
Base Zone District	Specific Development Residential- 5.0
Character Area Overlay	SOCO-7
Other Zoning Overlays	HHO
Development Standard	Conventional
Number of Dwelling Units	182
Number of Phases in Development	1

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: _____ 2/16/2017 _____

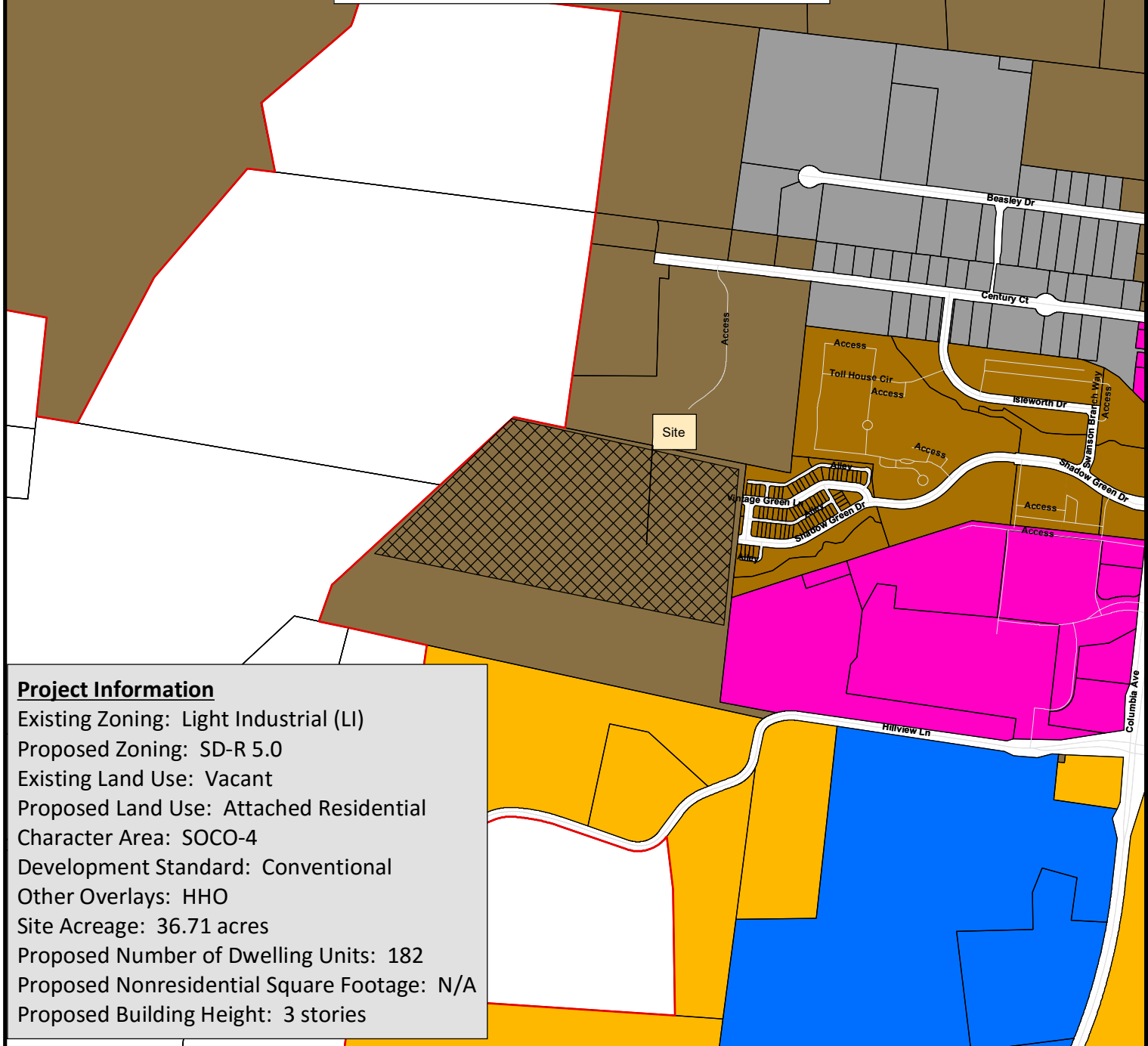
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 2/23/2017 _____

NEIGHBORHOOD MEETING: _____ 2/20/2017 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

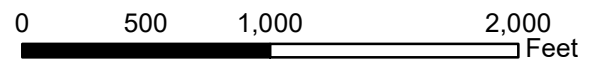
RESOLUTION 2017-20,
SHADOW GREEN PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Light Industrial (LI)
 Proposed Zoning: SD-R 5.0
 Existing Land Use: Vacant
 Proposed Land Use: Attached Residential
 Character Area: SOCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 36.71 acres
 Proposed Number of Dwelling Units: 182
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 3 stories

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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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