

RESOLUTION 2015-80

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR 231 PUBLIC SQUARE PUD SUBDIVISION, WITH 1 MODIFICATIONS OF STANDARDS (MOS1-LOCATION OF DRIVE-THRU STRUCTURE), LOCATED AT 231 PUBLIC SQUARE, 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 10th day of November, 2015:

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

Map--Parcel	Acres
078C-F00100	0.31
078C-F00200	0.37
TOTAL	± 0.68

Description Tract 3

Land lying in the 9th Civil District of Franklin, Williamson County, Tennessee, being the property conveyed to the First Tennessee Bank

National Association, as evidenced by deed of record in book 825, page 565, and that portion of land lying between said First Tennessee Bank National Association property and the City of Franklin Tennessee property, of record in deed book 351, page 946, Register's office of Williamson County, Tennessee, and being more particularly described according to a survey by Michael K. Story of HFR Design, Inc. dated 10-10-14 as follows:

Beginning at a 5/8" iron pin with HFR cap (new) at the intersection of the southerly right-of-way line of East Main Street/Highway 31 with the easterly right-of-way line of Public Square, same being the northwesterly corner of said First Tennessee Bank National Association property; thence with the southerly right-of-way line of East Main Street/Highway 31, North 60 degrees 06 minutes 31 seconds East 133.99 feet to a 5/8" iron pin w/ HFR cap (new); thence with the westerly line of a gap area of land lying between the herein described and the westerly line of the Toby Stack Wilt, Jr. property, of record in deed book 1576, page 216, South 29 degrees 53 minutes 29 seconds East, passing an existing 1/2" iron pin at 1.10' and a mag nail (new) at 99.79 feet and continuing 104.42 feet in all, to a mag nail (new), and being South 60 degrees 10 minutes 02 seconds West 4.01 feet from a found PK w/shiner; thence with the northerly line of said City of Franklin, Tennessee property, South 60 degrees 10 minutes 02 seconds West 133.99 feet to a 5/8" iron pin with HFR cap (new) at the intersection of the southerly right-of-way line with the easterly right-of-way line of said Public Square; thence with the easterly right-of-way line of Public Square, North 29 degrees 53 minutes 29 seconds West, passing an iron pin new at 4.49 feet and continuing 104.28 feet in all, to the point of beginning, containing 13,982 square feet, or 0.321 acre, more or less.

2. That the overall entitlements for the 231 Public Square PUD Subdivision are as follows:

Entitlements	231 Public Square PUD Subdivision
Base Zone	CC
Character Area Overlay	CFCO-1
Other Zoning Overlays	Historic Preservation Overlay (HPO)
Number of Dwelling Units	0
Number of Nonresidential Square Footage	46,971 SF
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	Formal: 0.1 acres Informal: 0 Total: 0.1 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 the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Location of Drive-Through Structure Approved: _X____ Denied: ____	Request to allow an automated teller machine kiosk and drive-through structure to be detached from the principle structure, even though they are not located internal to the block, as required by Section 4.1.6(1)(b) and 4.1.6(13)(a) of the Zoning Ordinance. <i>Staff recommended approval.</i>
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5. 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:	07/22/15
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	07/24/15
NEIGHBORHOOD MEETING:	07/29/15
PLANNING COMMISSION RECOMMENDED APPROVAL:	09-24-15
PUBLIC HEARING HELD:	11/10/15
BOMA APPROVAL:	11/10/15