

RESOLUTION 2019-09

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR LEGACY PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (MAXIMUM RETAINING WALL HEIGHT, EVERGREEN SHRUBS), FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-02 and Ordinance 2019-03; and

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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, 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 is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
p/o 062---02000	12.67
p/o 062---02000	10.03
Total	22.70

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Legacy PUD Subdivision are as follows:

Entitlements	Legacy PUD
Base Zone Districts	SD-X (18.8,150000,170)/ CI
Character Area Overlay	MECO-4
Other Zoning Overlays	HHO, HPO
Development Standard	Conventional
Number of Dwelling Units	426
Number of Nonresidential Square Footage	150,000 SQFT
Number of Hotel Rooms	170
Open Space Requirements	1.14 Acres
Number of Phases in Development	2

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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: <u>MAXIMUM RETAINING WALL HEIGHT</u></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>5.6.4(2)(a) Maximum wall height of 10 feet or 16 feet in two walls.</p> <p><i>Staff recommended <u>Approval</u>.</i></p>
<p>MOS 2: Evergreen Shrubs at Base of Wall #1 (Southern most wall)</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>5.6.4(2)9a)[4] Evergreen shrubs required at base of wall</p> <p><i>Staff recommended <u>Approval</u>.</i></p>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-02 and Ordinance 2019-03, on third 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: 12/4/2018

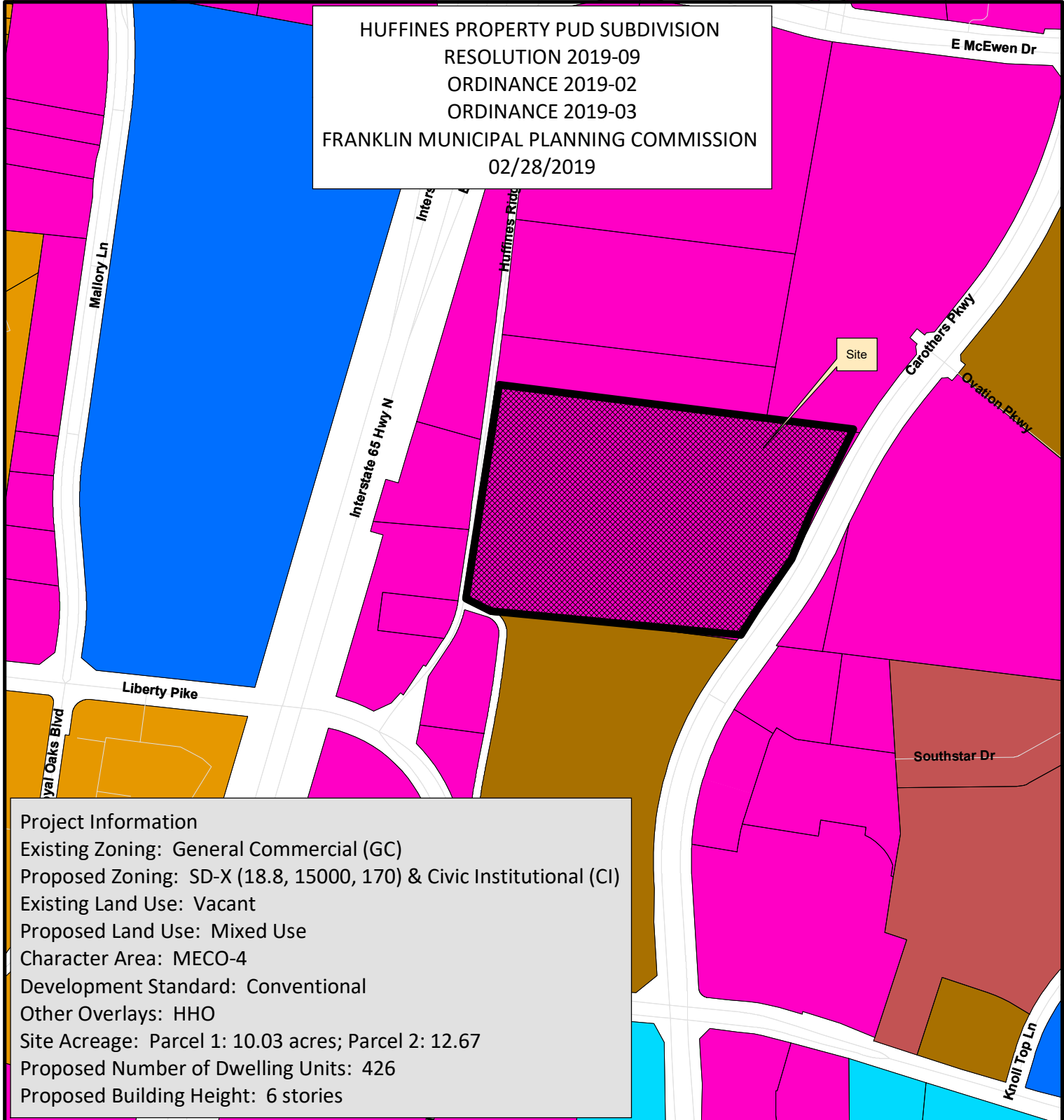
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 12/20/2018

NEIGHBORHOOD MEETING: 12/4/2018

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

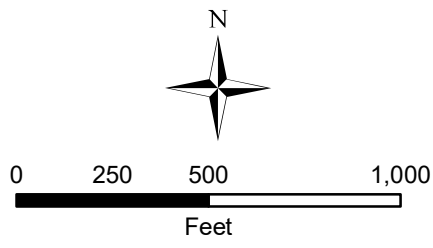
PUBLIC HEARING AND BOMA APPROVAL: _____

HUFFINES PROPERTY PUD SUBDIVISION
 RESOLUTION 2019-09
 ORDINANCE 2019-02
 ORDINANCE 2019-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 02/28/2019

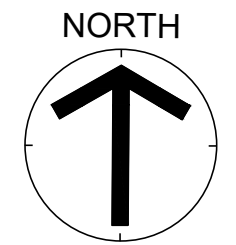


Project Information
 Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X (18.8, 15000, 170) & Civic Institutional (CI)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: Parcel 1: 10.03 acres; Parcel 2: 12.67
 Proposed Number of Dwelling Units: 426
 Proposed Building Height: 6 stories

- | | |
|--|---------------------------------------|
| Legacy PUD Subdivision | 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. All data and materials (c) copyright 2019. All rights reserved.



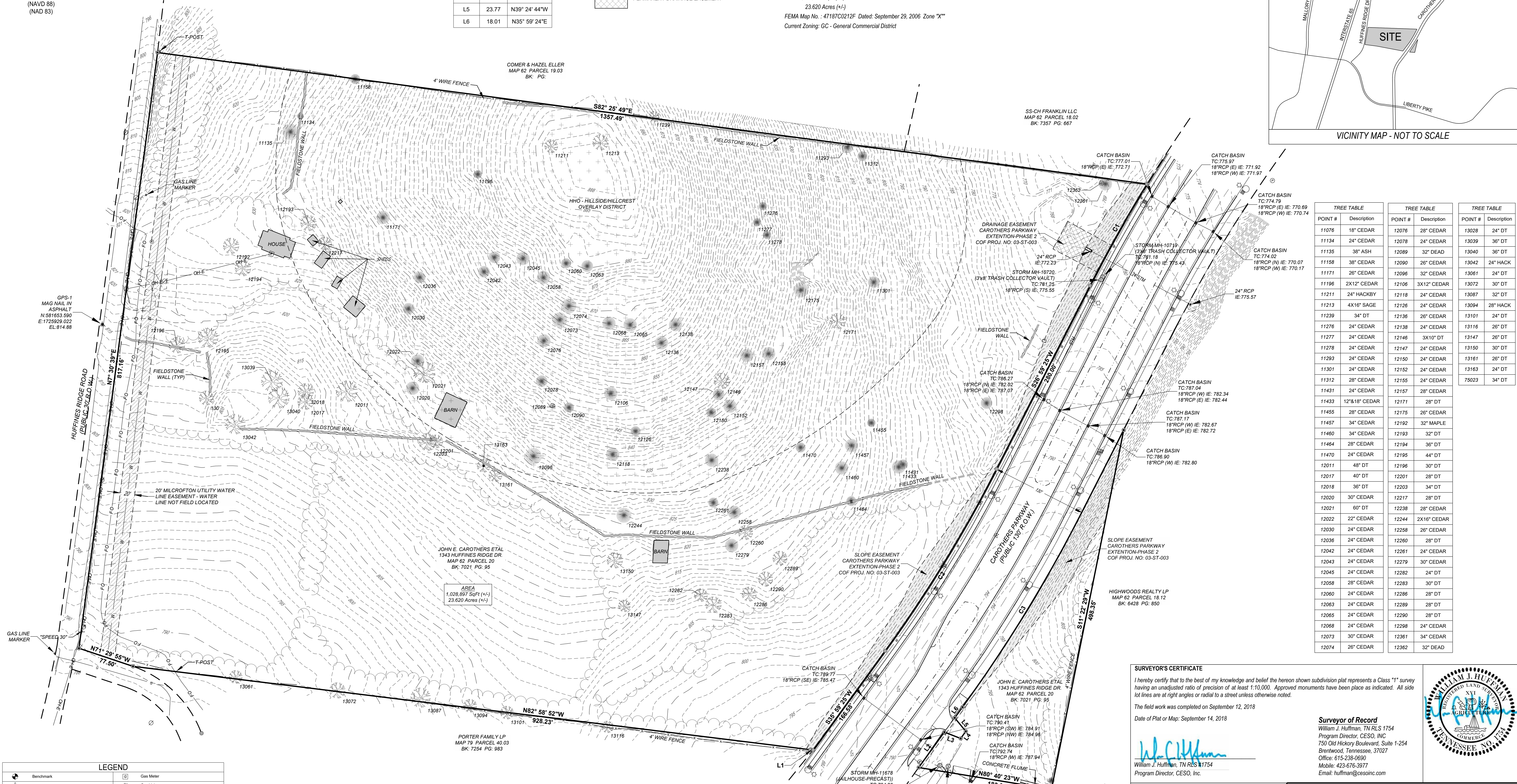
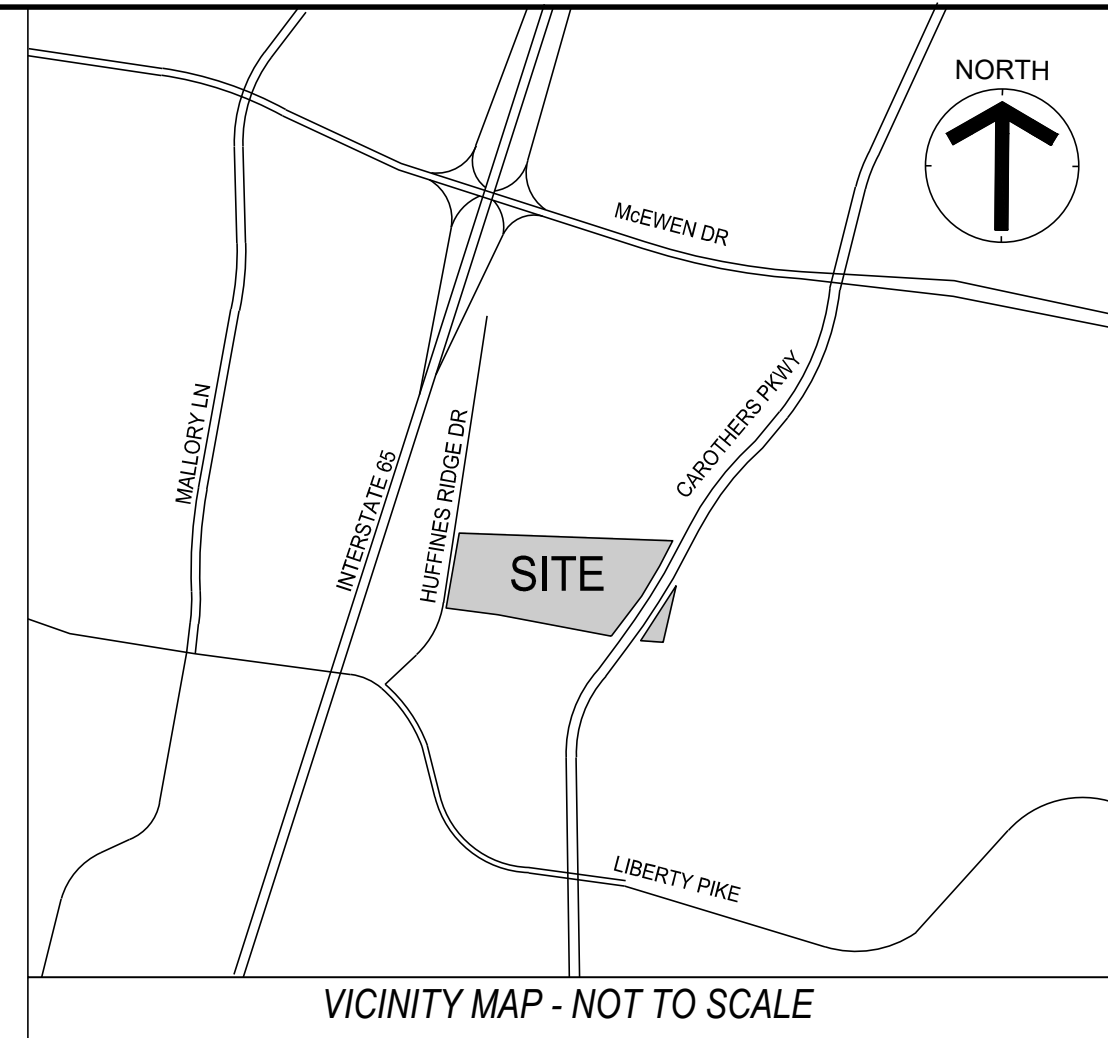
Source of North
Tennessee Grid North
GPS - GEOID 12B
(NAVD 88)
(NAD 83)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1972.02'	158.57'	158.53'	S29° 17' 38"W
C2	1847.85'	290.26'	289.96'	S31° 29' 25"W
C3	1977.91'	310.68'	310.36'	N31° 29' 25"E

Line Table		
Line #	Length	Direction
L1	3.74	N82° 58' 52"W
L2	59.49	N35° 59' 25"E
L3	23.77	S68° 36' 26"E
L4	12.00	N35° 59' 25"E
L5	23.77	N39° 24' 44"W
L6	18.01	N35° 59' 24"E

HATCH LEGEND	
	- BUILDING
	- SLOPE EASEMENT
	- WATER LINE EASEMENT
	- HHO - HILLSIDE/HILLCREST OVERLAY DISTRICT
	- PERMANENT DRAINAGE EASEMENT

PROPERTY INFORMATION
Tax Map 62 Parcel 20.00
Address: 1343 Huffines Ridge Drive
Owner: John E. Carothers ETAL
600 Huntington Parkway
Nashville, TN 37211
Recorded Documents:
Book: 7021 Page: 95
Area: 1,028,897 SqFt (+/-)
23.620 Acres (+/-)
FEMA Map No.: 47187C0212F Dated: September 29, 2006 Zone "X"
Current Zoning: GC - General Commercial District



TREE TABLE					
POINT #	Description	POINT #	Description	POINT #	Description
11076	18" CEDAR	12076	28" CEDAR	13028	24" DT
11134	24" CEDAR	12078	24" CEDAR	13039	36" DT
11135	38" ASH	12089	32" DEAD	13040	36" DT
11158	38" CEDAR	12090	26" CEDAR	13042	24" HACK
11171	26" CEDAR	12096	32" CEDAR	13061	24" DT
11196	2X12" CEDAR	12106	3X12" CEDAR	13072	30" DT
11211	24" HACKBY	12118	24" CEDAR	13087	32" DT
11213	4X16" SAGE	12126	24" CEDAR	13094	28" HACK
11239	34" DT	12136	26" CEDAR	13101	24" DT
11276	24" CEDAR	12138	24" CEDAR	13116	26" DT
11277	24" CEDAR	12146	3X10" DT	13147	26" DT
11278	24" CEDAR	12147	24" CEDAR	13150	30" DT
11293	24" CEDAR	12150	24" CEDAR	13161	26" DT
11301	24" CEDAR	12152	24" CEDAR	13163	24" DT
11312	28" CEDAR	12155	24" CEDAR	13175	28" DT
11431	24" CEDAR	12157	28" CEDAR	13203	34" DT
11433	12"X18" CEDAR	12171	28" DT	13238	28" CEDAR
11455	28" CEDAR	12175	26" CEDAR	13244	2X16" CEDAR
11457	34" CEDAR	12192	32" MAPLE	13258	26" CEDAR
11460	34" CEDAR	12193	32" DT	13260	28" DT
11464	28" CEDAR	12194	36" DT	13261	24" CEDAR
11470	24" CEDAR	12195	44" DT	13262	32" DEAD
12011	48" DT	12196	30" DT		
12017	40" DT	12201	28" DT		
12018	36" DT	12203	34" DT		
12020	30" CEDAR	12217	28" DT		
12021	60" DT	12238	28" CEDAR		
12022	22" CEDAR	12244	2X16" CEDAR		
12030	24" CEDAR	12258	26" CEDAR		
12036	24" CEDAR	12260	28" DT		
12042	24" CEDAR	12261	24" CEDAR		
12043	24" CEDAR	12279	30" CEDAR		
12045	24" CEDAR	12282	24" DT		
12058	28" CEDAR	12283	30" DT		
12060	24" CEDAR	12286	28" DT		
12063	24" CEDAR	12289	28" DT		
12065	24" CEDAR	12290	28" DT		
12068	24" CEDAR	12298	24" CEDAR		
12073	30" CEDAR	12361	34" CEDAR		
12074	26" CEDAR	12362	32" DEAD		

LEGEND			
	Benchmark		Gas Meter
	GPS Control Monument		Gas Valve
	Set 5/8" Diameter Iron Rebar with CESO Cap		Water Meter
	Found Property Corner		Water Valve
	Found Concrete/ROW Monument		Fire Hydrant
	Property Line		Telephone Manhole
	Adjacent Property Line		Sewer Manhole
	Easement Line		Storm Drain Manhole
	Tree Line		Catch Basin
	Water Line		Power Pole
	Storm Line		Guy Wire
	Sewer Line		Sewer Clean-Out
	Gas Line		Utility Pull Box (Electric/Traffic/Comm.)
	Overhead Electric Line		Light Pole
	P.U.D.E. Public Utility & Drainage Easement		M.B.S.L. Minimum Building Setback Line

SURVEYOR NOTES

- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. For accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no warranties or warranties, expressed or implied.
- Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 5/8" diameter rebar with a CESO cap.
- This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
- This property has direct access to Huffines Ridge Road, a dedicated public right-of-way.
- As shown on survey, there are no gaps or gaps between tracts.

UTILITY DISCLAIMER

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appearances at the site, public records and for maps prepared by others. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

The field work was completed on September 12, 2018

Date of Plat or Map: September 14, 2018

William J. Huffman, TN RLS #1754
Program Director, CESO, Inc.
Office: 615-238-0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

Surveyor of Record
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Brentwood, Tennessee, 37027
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Mobile: 423-676-3977
Email: huffman@cesoinc.com

GRAPHIC SCALE

0 60 120

REVISIONS		
NO.	DATE	DESCRIPTION

GENERAL PROPERTY SURVEY

JOHN E. CAROTHERS PROPERTY

1343 HUFFINES RIDGE DRIVE
FRANKLIN
SCALE: 1" = 60'

TAX MAP 62 PARCEL 20.00
WILLIAMSON COUNTY, TENNESSEE
DATE: SEPTEMBER 14, 2018

DESIGN: N/A
DRAWN: GSO/PMK
CHECKED: WJH

JOB NO.:
SHEET NO.:
1 OF 1

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