

## RESOLUTION 2015-27

**A RESOLUTION APPROVING THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 6, WITH 3 MODIFICATIONS OF STANDARDS (MOS1-PARKLAND DEDICATION IN FLOODPLAIN TO BE USED AS CANOE ACCESS; MOS2-ALLOW IMPERVIOUS PAVING SURFACE FOR CANOE ACCESS; MOS3-RECEIVE FUTURE CREDIT FOR LAND DEDICATION IN EXCESS OF 1.21 ACRES) LOCATED ALONG CAROTHERS PARKWAY AND LONG LANE, 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 \_\_\_\_\_, 2015:

1. The legal description of the property (from the original rezoning) is as follows:

Commencing at the intersection of the west right-of-way line of Alfred Ladd Road and the north right-of-way line of Long Lane, which is also the point of beginning.

Thence with the following calls: North 14 degrees East 56 feet, North 9 degrees East 284 feet, North 3 degrees East 151 feet, North 2 degrees West 91 feet, North 6 degrees East 168 feet, North 15 degrees East 62 feet, North 36 degrees East 127 feet, North 83 degrees West 184 feet, North 83 degrees West 616 feet

and North 5 degrees East 1,890 feet; thence north and east along the centerline of the Harpeth River 3,553 feet; thence with the following calls: North 12 degrees East 337 feet and South 87 degrees East 305 feet; thence east and south and east along the centerline of the Harpeth River 4,813 feet; thence with the following calls: South 8 degrees West 758 feet, North 82 degrees West 246 feet, South 8 degrees West 430 feet, South 7 degrees West 653 feet, North 88 degrees West 827 feet, South 7 degrees West 1,387 feet and South 7 degrees West 1,547 feet to the southeast corner of parcel 180, tax map 106, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also a point in the north right-of-way line of Long Lane; thence west and north along the right-of-way line of Long Lane 1,823 feet to the southwest corner of parcel 180; thence with the following calls: North 46 degrees East 1,847 feet, North 7 degrees East 230 feet, South 72 degrees West 563 feet, South 46 degrees West 555 feet, South 74 degrees West 294 feet, North 72 degrees West 111 feet and South 38 degrees West 286 feet to the southwest corner of parcel 180.01, which is also a point in the north right-of-way line of Long Lane; thence generally west along the north right-of-way line of Long Lane 1,517 feet; thence with the following calls: North 11 degrees East 330 feet, North 76 degrees West 350 feet to a point in the east line of parcel 183.01, North 11 degrees East 740 feet, North 80 degrees West 523 feet, South 9 degrees West 672 feet, North 74 degrees West 158 feet and South 9 degrees West 360 feet to the southwest corner of parcel 184.03, which is also a point in the north right-of-way line of Long Lane; thence generally northwest along the north right-of-way line of Long Lane 1,081 feet to the west right-of-way line of Alfred Ladd Road, which is also the point of beginning, and containing 616.50 acres, more or less.

2. That the overall entitlements for the Highlands at Ladd Park PUD Subdivision are as follows:

Entitlements	Highlands at Ladd Park PUD Subdivision
Base Zone	R-2
Character Area Overlay	GCCO-6
Other Zoning Overlays	FFO and FWO
Number of Dwelling Units	1203
Number of Nonresidential Square Footage	N/A with this revision
Connectivity Index	N/A with this revision
Development Standard	Conventional
Open Space Requirements	Formal: 38.97 acres Informal: 204.53 acres Total: 243.50 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. Proposed Modifications of Standards with Development Plan Revision 6:

MOS 1: Parkland Dedication  Approved: _____  Denied: _____	Request to dedicate land to the City in the floodplain for a publicly available canoe access. <i>Staff recommended approval.</i>
MOS 2: Impervious Pavement  Approved: _____  Denied: _____	Request to construct canoe access parking and launch area using impervious surface material. <i>Staff recommended approval.</i>
MOS 3: Future Parkland Credit  Approved: _____  Denied: _____	Request to receive future credit for any land dedicated to City as part of this project exceeding 1.21 acres. <i>Staff recommended approval.</i>

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:**

**2/26/2015**

PLANNING COMMISSION RECOMMENDED APPROVAL:

\_\_\_\_\_

BOMA APPROVAL:

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