

**RESOLUTION 2017-61**

**TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR JORDAN ROAD PUD SUBDIVISION WITH 1 MODIFICATION OF STANDARDS FOR CUL-DE-SAC LENGTH GREATER THAN 500', FOR THE PROPERTY LOCATED EAST OF MACK HATCHER PARKWAY AND NORTH OF LIBERTY PIKE 622 JORDAN ROAD."**

**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
062 02700	6.28
Total	6.28

Land Description of Map 062, Parcel 027.00 of the Turnberry Homes property.

Land in Williamson County, Tennessee, being Tax Map 062, Parcel 027.00, owned by Turnberry Homes, recorded in Deed Book 1101, Pages 534, Register's Office for Williamson County, Tennessee, the same being generally bounded on the north by Jordan Road, on the east by lots 41-49, Map 62J, Group C, of

Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, on the south by lot 40 of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, and lot 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, and on the west by Lot 6, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C, Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C., as recorded in the Register's Office of Williamson County, and being more fully described as follows;

Beginning at a pin (the point of beginning) located along the south right-of-way of Jordan Road, the same being the northeast corner of Map 62, Parcel 29.01, Gant Subdivision, Lot 1, Plat Book 46, page 54, the same also being the northwest corner of the property herein described;

Thence with the south right-of-way Jordan Road the following calls;

N75°22'31"E, a distance of 250.46 feet to pin;

Thence with a line common to Lot 50, Map 62J, Group C, of Richards Glen, Plat Book 31, Page 109, R.O.W.C., and lots 41-49, Map 62J, Group C, of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, the same being the southeast property corner herein described.

S06°30'26"E, a distance of 1106.72 feet to a pin;

Thence with a line common to Lot 40, Map 62J, Group B, of Richards Glen, Section 2, Plat Book 31, Page 108, R.O.W.C. the same being the northwest corner of Lot 50, also being the northeast corner of property herein described.

S74°37'17"W, a distance of 168.38 feet to a pin;

Thence continuing with said line, S74°37'17"W, a distance of 79.43 feet to a pin;

Thence with a line common with Lots 6 & 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, the same being the southeast corner of property described, the following;

N06°51'30"W, a distance of 293.79 feet to a pin;

Thence continuing with said line, and common with Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, the following;

N06°36'00"W, a distance of 815.93 feet to a pin. said pin being the ( point of beginning);

The portion of land herein described contains 273,643 square feet or 6.28 acres +/- more or less.

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

**SECTION III.** That the overall entitlements for the Jordan Road PUD Subdivision are as follows:

Entitlements	Jordan Road PUD
Base Zone District	R-2
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	10
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.5
Open Space Requirements	Required – 0.0 Acres Provided – 1.01 Acres
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 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><b>MOS 1: Cul-de-sac Length of over 500 feet</b></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to extend the cul-de-sac longer than 500 feet. Section 5.10.8 (1) (d)</p> <p><i>Staff recommended Disapproval.</i></p>
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**Attest:**

\_\_\_\_\_  
**Eric S. Stuckey**  
City Administrator

**City of Franklin, Tennessee:**

\_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE: \_\_\_\_\_ 6/15/2017 \_\_\_\_\_

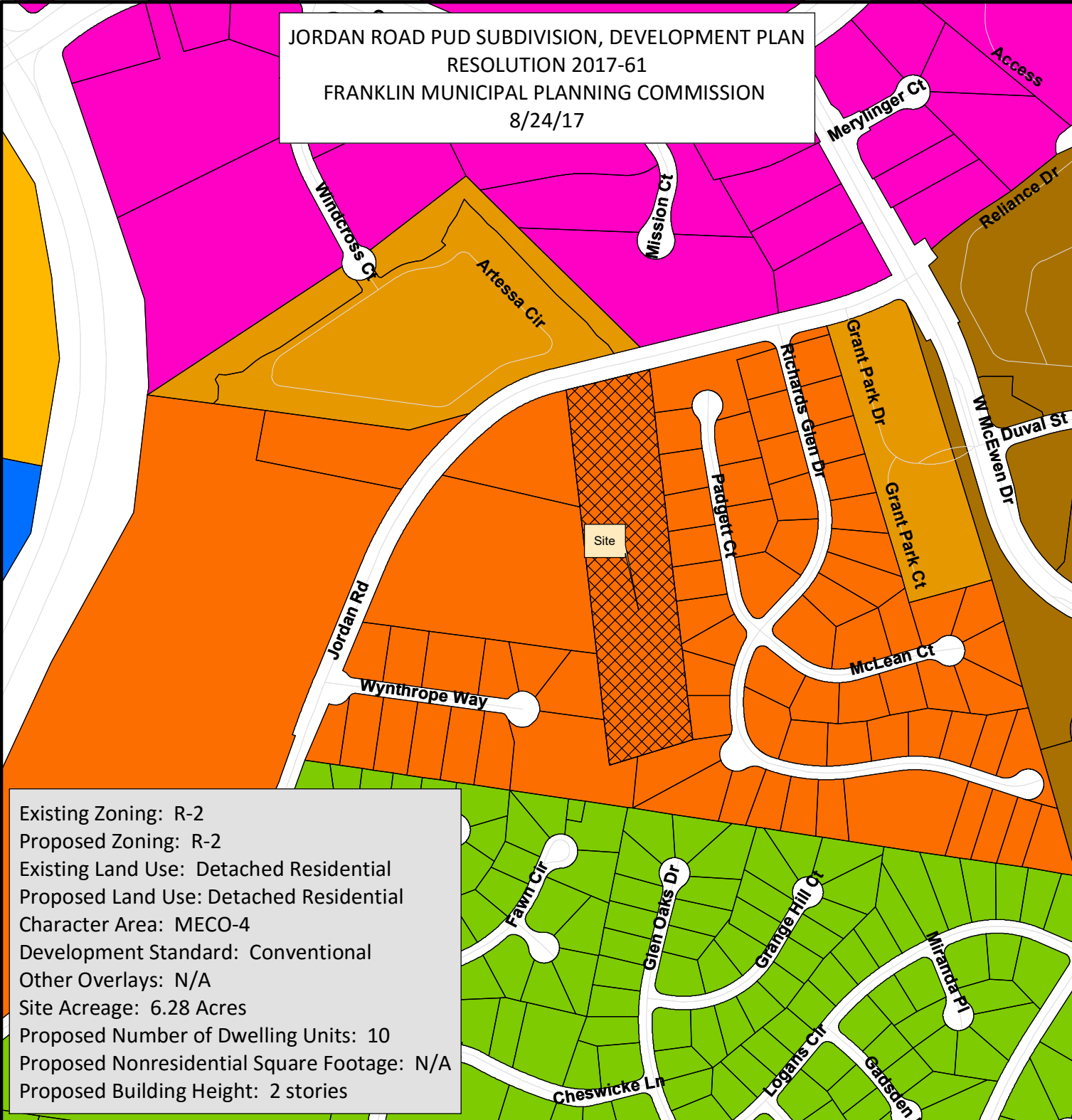
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: \_\_\_\_\_ 6/22/2017 \_\_\_\_\_

NEIGHBORHOOD MEETING: \_\_\_\_\_ 6/15/2017 \_\_\_\_\_

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

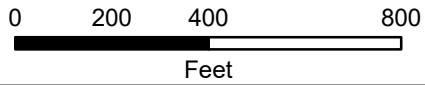
PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN  
 RESOLUTION 2017-61  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 8/24/17



Existing Zoning: R-2  
 Proposed Zoning: R-2  
 Existing Land Use: Detached Residential  
 Proposed Land Use: Detached Residential  
 Character Area: MECO-4  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 6.28 Acres  
 Proposed Number of Dwelling Units: 10  
 Proposed Nonresidential Square Footage: N/A  
 Proposed Building Height: 2 stories

- |  |                                       |
|--|---------------------------------------|
| Jordan Road 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   |



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