

Resolution 2015-05

A Resolution to Approve a Development Plan for Cottages at 509 Hill Drive PUD Subdivision, Located at 509 Hill Drive, 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. That the legal description of the property is as follows:

Map--Parcel	Acres
0781--002.00	±0.56
TOTAL	± 0.56

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

2. That the overall entitlements for the Cottages at 509 Hill Drive PUD Subdivision are as follows:

Entitlements	Cottages at 509 Hill Drive PUD Subdivision
Base Zone	Specific Development-Residential (SD-R 8.0)
Character Area Overlay	Central Franklin Character Area Overlay #3
Other Zoning Overlays	N/A
Number of Dwelling Units	4*per conditional approval
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 0.00 acres Informal: 0.00 acres Total: 0.00 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 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

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA APPROVAL: _____