

RESOLUTION 2014-68

A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE OVATION PUD SUBDIVISION, LOCATED AT SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY, 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 _____, 2014:

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

Map--Parcel	Acres
062---01804 (portion of)	Not provided
062---01805 (portion of)	Not provided
TOTAL	±77.70

PUD Boundary

Being a PUD Boundary in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located in the southeasterly quadrant of the intersection of East McEwen Drive and South Carothers Parkway, also being on a portion of property conveyed to Highwood Realty, LP by deed of record in Deed Book 5770, Page 191, R.O.W.C. and to SS McEwen, LLC by deed of record in Deed Book 5770, Page 198, R.O.W.C. said PUD Boundary being more particularly described as follows:

Beginning in the southerly right-of-way line of East McEwen Drive at its intersection with the easterly right-of-way line of Carothers Boulevard:

THENCE, with said southerly right-of-way line of East McEwen Drive the following calls;

S 87°42'54" E, 85.93 feet to a right-of-way monument (old);
With a curve to the right an arc distance of 192.84 feet to a right-of-way monument (old), said curve having a central angle of 05°40'14", a radius of 1,948.50 feet, a tangent of 96.50 feet, and a chord of S 84°52'47" E, 192.76 feet;
S 82°02'40" E, 237.73 feet;

THENCE, leaving said right of way and crossing said property the following calls;

S 11°15'06" E, 258.40 feet;
S 06°49'01" W, 212.51 feet;
S 27°06'37" E, 77.54 feet;
S 20° 40' 37" E, 217.86 feet;
S 09° 38' 25" W, 32.60 feet;
S 14° 44' 39" W, 61.85 feet;
S 24° 40' 38" W, 163.38 feet;
S 24° 40' 38" W, 71.86 feet;
S 12° 55' 57" E, 62.00 feet;
S 66° 03' 33" E, 216.32 feet;
S 45° 30' 18" E, 292.70 feet;
S 41°14'13" E, 220.77 feet;
S 16°51'44" E, 40.00 feet;
With a curve to the left an arc distance of 468.51 feet, said curve having a central angle of 53°41'14", a radius of 500.00 feet, a tangent of 253.05 feet, and a chord of N 46°17'39" E, 451.56 feet;
S 70°32'58" E, 7.68 feet;
With a curve to the left an arc distance of 27.32 feet, said curve having a central angle of 15°39'10", a radius of 100.00 feet, a tangent of 13.75 feet, and a chord of S 78°22'33" E, 27.23 feet;
S 86°12'08" E, 518.10 feet;
With a curve to the left an arc distance of 89.04 feet, to the westerly line of property conveyed to the City of Franklin by deed of record in Deed Book 1629, Page 71, R.O.W.C., said curve having a central angle of 10°12'12", a radius of 500.00 feet, a tangent of 44.64 feet, and a chord of N 88°41'46" E, 88.92 feet;

THENCE, with said City of Franklin property the following calls;

S 15°04'13" E, 89.00 feet;
S 05°30'24" W, 65.92 feet;
S 32°24'21" E, 33.93 feet;
S 83°07'25" E, 128.11 feet to the westerly line of Open Space and P.U.D.E. as shown on McKay's Mill P.U.D. Subdivision, Section 34, of record in Plat Book 46, Page 49A,
R.O.W.C.;

THENCE, with the westerly line of said McKay's Mill and with the westerly line of property conveyed to Ernest C. & Patricia O. Kuhlo by deed of record in Deed Book 996, Page 89, R.O.W.C., S 07°56'16" W, 794.17 feet to an iron rod (old) in the northerly line of property conveyed to the City of Franklin by deed of record in Deed Book 993, Page 493, R.O.W.C.;

THENCE, with said City of Franklin Property the following calls:
N 84°30'12" W, 152.36 feet to an iron rod (old);
S 05°30'48" W, 196.54 feet to an iron rod (old) in the northerly line of property conveyed to the City of Franklin by deed of record in Deed Book 580, Page 648, R.O.W.C.;

THENCE, with the northerly line of said City of Franklin property and with the northerly line of Waterford Subdivision, of record in Plat Book 55, Page 28, R.O.W.C. N 83°03' 22" W, 1,889.69;

THENCE, leaving said northerly line and crossing said property of Highwood Realty, LP and SS McEwen, LLC, the following calls:

N 03°47'52" E, 65.90 feet;
With a curve to the left an arc distance of 125.64 feet, said curve having a central angle of 14°46'00", a radius of 487.50 feet, a tangent of 63.17 feet, and a chord of N 03°35'08" W, 125.29 feet;
N 10°58'09" W, 103.44 feet;
With a curve to the right an arc distance of 115.10 feet, said curve having a central angle of 15°59'16", a radius of 412.50 feet, a tangent of 57.93 feet, and a chord of N 02°58'30" W, 114.73 feet;
With a curve to the right an arc distance of 21.72 feet, said curve having a central angle of 10°06'55", a radius of 123.00 feet, a tangent of 10.89 feet, and a chord of N 10°04'35" E, 21.69 feet;
N 15°08'03" E, 322.36 feet;
N 77°43'08" W, 62.25 feet;
N 71°21'23" W, 21.87 feet;
S 15°08'03" W, 37.16 feet;
With a curve to the right an arc distance of 308.29 feet, said curve having a central angle of 21°59'49", a radius of 803.00 feet, a tangent of 156.06 feet, and a chord of N 61°34'18" W, 306.40 feet;
N 50°54'14" W, 484.48 feet to the easterly right-of-way line of Carothers Parkway;

THENCE, with the easterly right-of-way of Carothers Parkway the following calls;

N 39°00'00" E, 44.55 feet;
N 51°00'00" W, 20.00 feet;
N 06°00'00" W, 24.04 feet;
N 39°00'00" E, 173.64 feet;
With a curve to the left an arc distance of 439.48 feet, said curve having a central angle of 12°46'11", a radius of 1,971.86 feet, a tangent of 220.65 feet, and a chord of N 32°58'05" E, 438.57 feet;
With a curve to the left an arc distance of 249.58 feet, said curve having a central angle of 07°12'30", a radius of 1,983.86 feet, a tangent of 124.96 feet, and a chord of N 25°25'17" E, 249.42 feet;
With a curve to the left an arc distance of 296.43 feet, said curve having a central angle of 08°32'08", a radius of 1,989.86 feet, a tangent of 148.49 feet, and a chord of N 14°48'06" E, 296.16 feet;
N 10°32'02" E, 24.26 feet;
N 57°46'54" E, 60.98 feet to the Point of Beginning;

Containing: 3,383,266 square feet, or 77.67 acres, more or less.

2. That the overall entitlements for the Ovation Subdivision (SD-X zoned portion) are as follows:

Entitlements	Ovation Subdivision (SD-X area)
Base Zone	Specific Development-Variety (SD-X 12.23/480,000/450)
Character Area Overlay	McEwen Character Area Overlay District #4
Other Zoning Overlays	HHO/HHO Buffer, HTO, FFO/FWO
Number of Dwelling Units	950
Number of Nonresidential Square Footage	480,000 plus 450 hotel rooms
Connectivity Index	1.91 (For SD-X and GC zoned portions, previously approved with the Ovation Subdivision Preliminary Plat)
Development Standard	Conventional
Open Space Requirements	Formal: 2.8 acres Informal: N/A Total: 2.8 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 PASSED/PUBLIC HEARING HELD: _____