

**RESOLUTION 2019-28**

**A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR SILVER GRACE PUD SUBDIVISION (FOUNTAINS OF FRANKLIN) FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF MURFREESBORO ROAD AND CHESTER STEPHENS COURT, 300 CELEBRATION CIRCLE.**

**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 the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

**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, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
079---059.00	13.51
080---039.04	1.37
Total	14.88

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

**SECTION III:** That the overall entitlements, as amended, for the Silver Grace PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Silver Grace PUD Subdivision</b>
Base Zone District	SR-X
Character Area Overlay	SHCO-2 (Seward Hall)
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	30
Number of Nonresidential Square Footage	95,618 (Assisted Living / Memory Care)
Number of Hotel Rooms	N/A
Open Space Requirements	32,409sf (Formal) 64,817sf (Informal)
Number of Phases in Development	1
Original Regulating Plan Approval	Resolution No. 2009-08 Date of approval: 9/8/2009
Revision Number	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 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.

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**ERIC S. STUCKEY**  
City Administrator

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**DR. KEN MOORE**  
Mayor

Approved as to form by:

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Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE:

February 5, 2019

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

March 28, 2019

NEIGHBORHOOD MEETING:

March 4, 2019

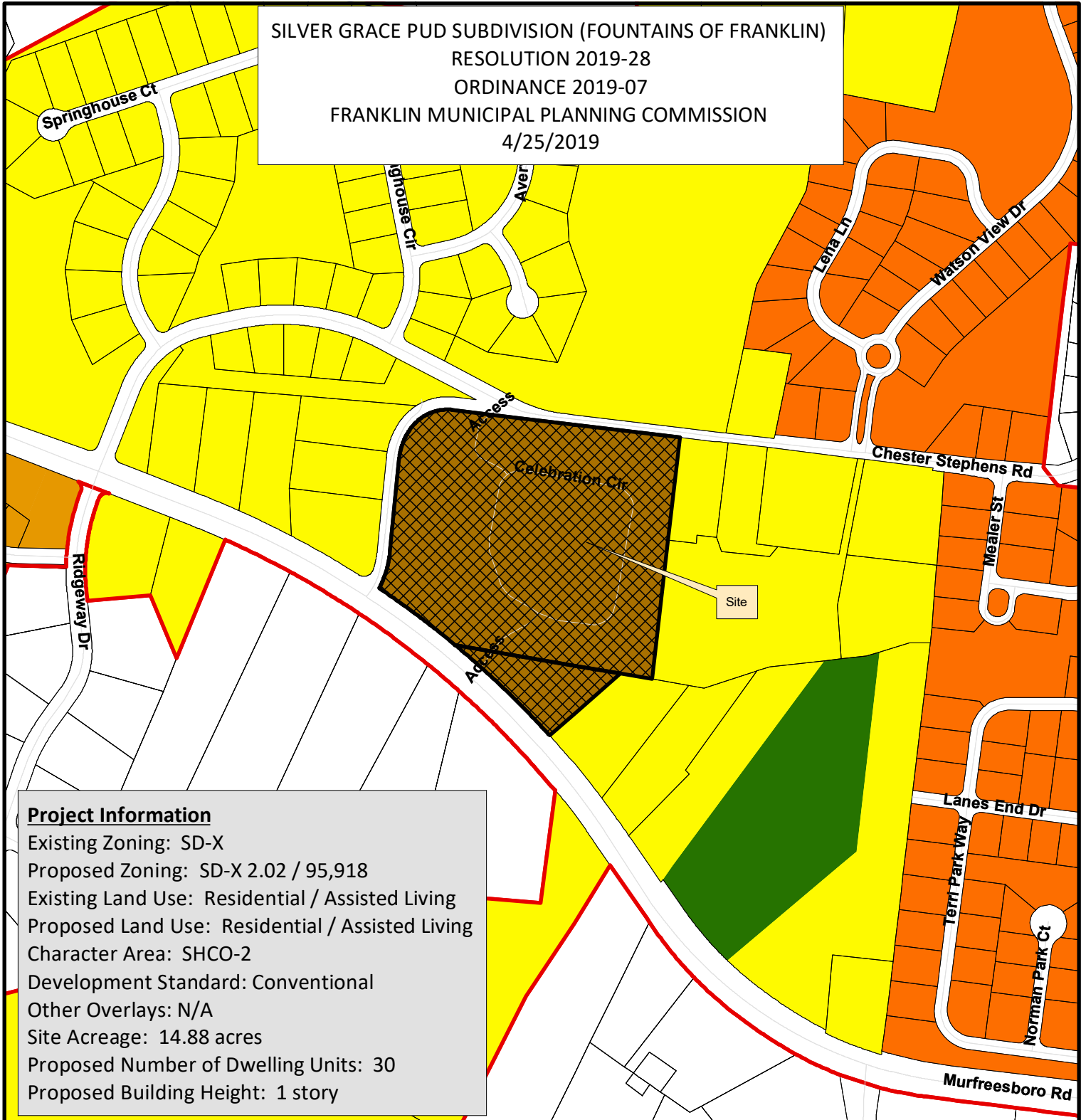
PLANNING COMMISSION RECOMMENDED APPROVAL:

\_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL:

\_\_\_\_\_

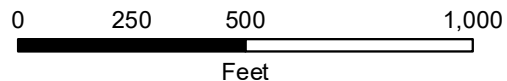
SILVER GRACE PUD SUBDIVISION (FOUNTAINS OF FRANKLIN)  
 RESOLUTION 2019-28  
 ORDINANCE 2019-07  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 4/25/2019



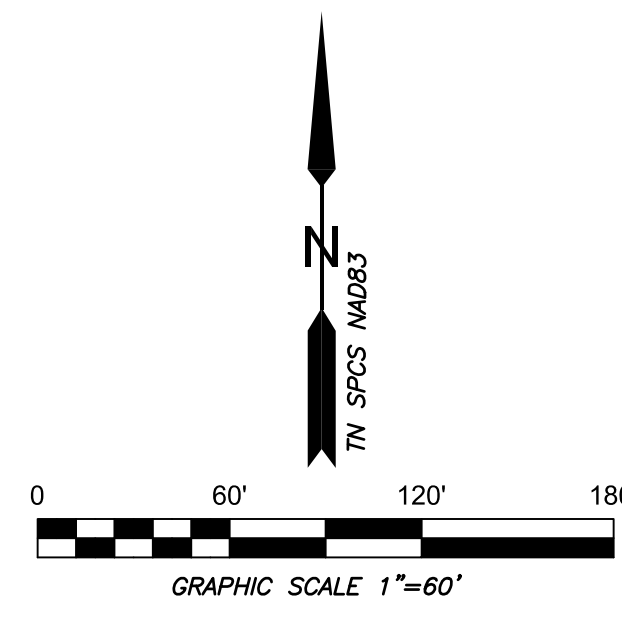
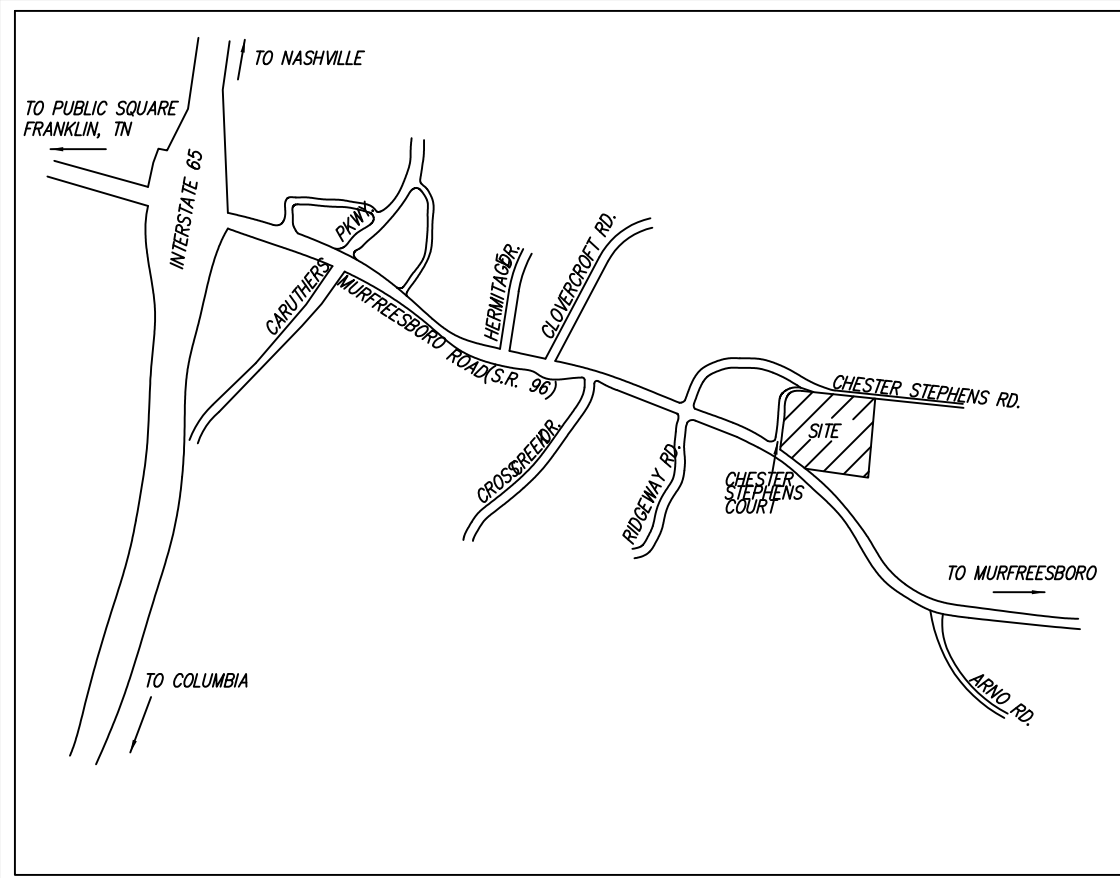
**Project Information**

Existing Zoning: SD-X  
 Proposed Zoning: SD-X 2.02 / 95,918  
 Existing Land Use: Residential / Assisted Living  
 Proposed Land Use: Residential / Assisted Living  
 Character Area: SHCO-2  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 14.88 acres  
 Proposed Number of Dwelling Units: 30  
 Proposed Building Height: 1 story

- |  |                                       |
|--|---------------------------------------|
| Silver Grace PUD Subdivision, Revision 1 | 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 herein. All data and materials (c) copyright 2019. All rights reserved.



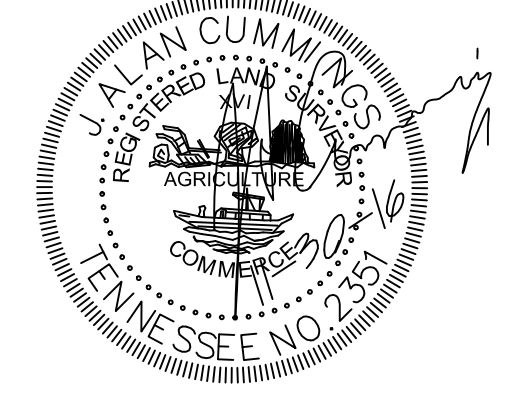
CURVE TABLE			
CURVE	RADIUS	ARC	CHORD DIST
C1	2677.16'	287.94'	287.80'
C2	149.91'	235.11'	211.75'
C3	2919.00'	376.84'	376.58'

LINE TABLE		
LINE	BEARING	DISTANCE
LT	S20°32'07"W	11.05'

**DEED REFERENCE**  
 TO: FOUNTAINS OF FRANKLIN, LLC  
 FROM: ROBERT STEPHENS LYNCH  
 DEED BOOK 5006, PAGE 86, R.O.W.C., TN.  
 TO: FOUNTAINS OF FRANKLIN, LLC  
 FROM: FRELWELLS & VICTORIA RADFORD  
 DEED BOOK 5006, PAGE 89, R.O.W.C., TN.

**PREPARED FOR:**  
 GOODWORKS UNLIMITED LLC,  
 2202 JEFFERSON CT,  
 FRANKLIN, TN 37064,  
 PH: 615 790 7041

**SURVEYORS CERTIFICATE**  
 TO: FOUNTAINS OF FRANKLIN, LLC,  
 SUNTRUST BANK, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY,  
 BRADLEY, ARANT, BOLT, CUMMINGS, LLP.,  
 FIRST TITLE AND ESCROW COMPANY, INC.,  
 MUTTER AND PATTERSON  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7(C), 8, 9, 11, 13, 16-18 & 20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON 10-30-16. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION ZONE X BY FEMA FIRM MAP NO. 47187C0220F, WITH A DATE OF IDENTIFICATION OF 9-20-2006 IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



**JALAN CUMMINGS**  
 Registration No. 2351

**WARNING**  
 THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

**PROPERTY MAP REFERENCE**  
 PARCEL ID: 079059000014079

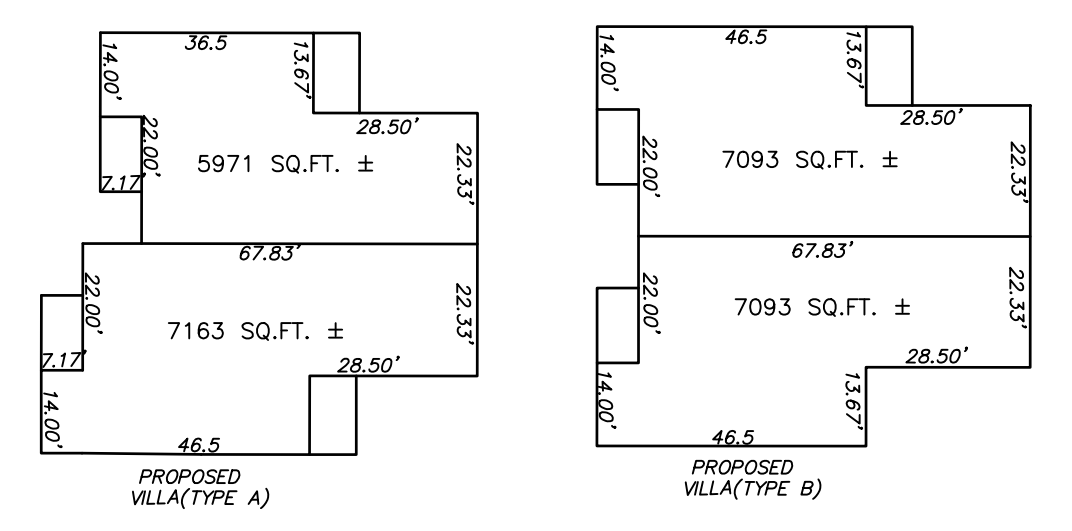
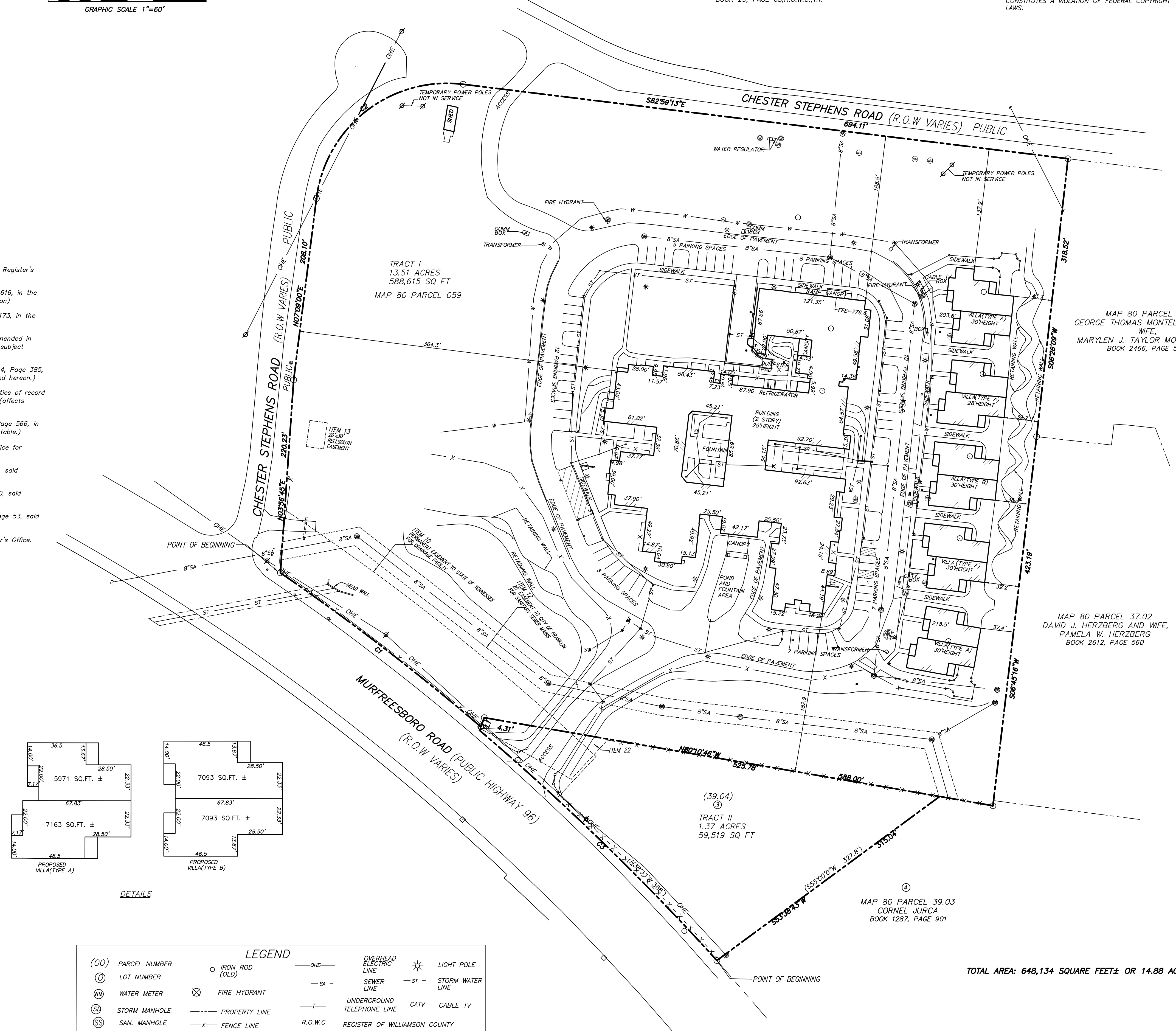
**PLAT REFERENCE**  
 REVISION LOT 3 OF THE REVISION OF LOT 1 OF THOMAS HAWKINS SUBDIVISION OF RECORD IN PLAT BOOK 29, PAGE 65, R.O.W.C., TN.

**VICINITY MAP (N.T.S.)**

**UTILITY NOTE:**  
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE 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 1-815-366-1987 OR 1-800-351-1111.

- SCHEDULE B SECTION II EXCEPTIONS**
- ITEM 9. Right of Way of record in Book 76, Page 261 and in Book 89, Page 278, in the Register's Office for Williamson County, Tennessee. (Does not affect subject property)
  - ITEM 10. Deed of Conveyance to the State of Tennessee of record in Book 2237, Page 616, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
  - ITEM 11. Right of Way conveyed to Gulf Interstate Gas Co. of record in Book 96, Page 173, in the Register's Office for Williamson County, Tennessee. (Does not affect)
  - ITEM 12. Agreement for Dedication of Easement of record in Book 4011, Page 821, as amended in Book 4217, Page 107, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
  - ITEM 13. Easement conveyed to Bellsouth telecommunications, Inc. of record in Book 4084, Page 385, in the Register's Office for Williamson County, Tennessee. (affects subject property, plotted hereon)
  - ITEM 14. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Book 5321, Page 435, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
  - ITEM 15. Right of Way Easement of record in Book 5397, Page 233 and in Book 5512, Page 566, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable.)
  - ITEM 18. Right of Way Easement of record in Book 6400, Page 371, in the Register's Office for Williamson County, Tennessee. (affects subject property, not plottable)
  - ITEM 19. Subject to all matters shown on the Plan of record in Plat Book P29, page 65, said Register's Office. (affects subject property, shown hereon)
  - ITEM 20. Easements of record in Deed Book 96, page 175, and Deed Book 151, page 430, said Register's Office. (does not affect subject property)
  - ITEM 21. Right of Way conveyed to Columbia Gulf Transmission of record in Book 166, Page 53, said Register's Office. (Document not provided to surveyor)
  - ITEM 22. Drainage facility and easements of record in Book 2140, page 143, said Register's Office. (affects subject property, shown hereon)

- NOTES:**
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1615806qctn, EFFECTIVE DATE AUGUST 25, 2016 WAS FURNISHED TO THIS SURVEYOR.
  2. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.
  3. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M. NO. 47187C0220F, EFFECTIVE ON 09/20/2006.
  4. SUBJECT PROPERTY IS CURRENTLY ZONED IN FRANKLIN.
  5. BOOK/PAGE NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.
  6. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
  7. LINE OF TRACT II IS NOT SURVEYED, TAKEN FROM PLAT BOOK: 29, PAGE: 65
  8. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAT BOOK: 29, PAGE: 65
  9. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. 1615806qctn, WITH AN EFFECTIVE DATE OF AUGUST 25, 2016, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
  10. NO ABOVEGROUND ENCRoACHMENT WAS OBSERVED BY THIS SURVEY AT TIME OF PROPERTY SURVEY.
  11. ALL AREA IN ANY RECIPROCAL EASEMENT AGREEMENTS IDENTIFIED IN THE TITLE COMMITMENTS IF ANY, AND THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS, IF ANY, ARE SHOWN ON SURVEY.
  12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
  13. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAYS LINE OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.
  14. THIS SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE PROPERTY.
  15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY AT THE TIME SURVEY.
  16. THE SUBJECT PROPERTY ABUTS AND HAS DIRECT, PHYSICAL ACCESS TO MURFREESBORO ROAD AND CHESTER STEPHENS ROAD, EACH A PUBLICLY DEDICATED RIGHT-OF-WAY.
  17. TRACT I IS CONTIGUOUS WITH TRACT II ALONG COMMON BOUNDARIES.
  18. SUBJECT SITE CONTAINS 57 REGULAR PARKING SPACES AND 3 HANDICAP PARKING SPACES.
  19. SUBJECT SITE IS CURRENTLY ZONED SD-X SPECIFIC DEVELOPMENT VARIETY, DATED NOVEMBER 18, 2016 PER THE CITY OF FRANKLIN ZONING ENFORCEMENT.



**LEGEND**

(00) PARCEL NUMBER	○ IRON ROD (OLD)	—ONE— OVERHEAD ELECTRIC LINE	* LIGHT POLE
① LOT NUMBER	⊗ FIRE HYDRANT	-SA- SEWER LINE	-ST- STORM WATER LINE
② WATER METER	— — — — — PROPERTY LINE	— — — — — UNDERGROUND TELEPHONE LINE	—CATV— CABLE TV
③ STORM MANHOLE	— — — — — FENCE LINE	R.O.W.C REGISTER OF WILLIAMSON COUNTY	
④ SAN. MANHOLE			

**RECORD DESCRIPTION**

See Exhibit "A" attached hereto and made a part hereof.  
 Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 86, in the Register's Office of Williamson County, Tennessee.  
 Tract II:  
 See Exhibit "A" attached hereto and made a part hereof.  
 Being the same property conveyed to Fountains of Franklin, LLC by Special Warranty Deed of record in Book 5006, Page 89, in the Register's Office of Williamson County, Tennessee.  
**EXHIBIT "A"**  
 TRACT I  
 Property situated in the 14th Civil District of Williamson County, Tennessee, described as follows:  
 BEGINNING at an iron rod at the intersection of the northerly right-of-way of Tennessee State Route 96 (Murfreesboro Road) with the easterly right-of-way of Chester Stephens Court as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244-04, being 52.49 feet from the centerline of said State Route 96, and being the southwest corner of the herein describe tract;  
 Thence, with said easterly right-of-way of Chester Stephens Court, as depicted on said Sheet 10B, North 3 degrees 56 minutes 45 seconds East 220.23 feet to an iron rod;  
 Thence, continuing with said easterly right-of-way, North 7 degrees 09 minutes 00 seconds East 208.10 feet to an iron rod at the beginning of a curve concave to the southeast and having a radius of 149.91 feet;  
 Thence, with said curve, northeasterly an arc distance of 235.11 feet through a central angle of 89 degrees 51 minutes 47 seconds (chord North 52 degrees 04 minutes 53 seconds East 211.75 feet) to an iron rod at the point of tangency on the southerly right-of-way of Chester Stevens Road;  
 Thence, with said southerly right-of-way, South 89 degrees 59 minutes 12 seconds East 894.11 feet to an iron rod; Thence, with the westerly boundary line of the George Thomas Monteleone et ux property, of record in Book 2466, page 504 in the Register's Office of Williamson County, Tennessee, South 6 degrees 26 minutes 09 seconds West 318.52 feet to an iron rod;  
 Thence, with the westerly boundary line of the David S. Herzberg et ux property, of record in Book 2612 page 560 in said Register's Office, and continuing with the boundary line of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11 page 117 in said Register's Office, South 6 degrees 45 minutes 16 seconds West 423.19 feet to an iron rod;  
 Thence, with said boundary line of said Lot 4, and continuing with the boundary line of the Revision of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 29 page 65 in said Register's Office, as follows: North 80 degrees 10 minutes 46 seconds West 588.00 feet to an iron rod, and South 20 degrees 32 minutes 07 seconds West 11.05 feet to an iron rod intersecting a curve in said northerly right-of-way of Tennessee State Route 96 concave to the southwest and having a radius of 2677.16 feet;  
 Thence, with said curve, northwesterly an arc distance of 287.94 feet through a central angle of 6 degrees 09 minutes 44 seconds (chord: North 52 degrees 29 minutes 06 seconds West 287.80 feet) to the Beginning containing 13.51 Acres or 588,615.2 square feet

**EXHIBIT "A"**  
 TRACT II  
 BEGINNING at an iron rod on the northerly right-of-way of Tennessee State Route 9 (Murfreesboro Road), as depicted on Sheet 10B of the plans for the State of Tennessee Department of Transportation Right-Of-Way Layout Project 94011-2244 04, being the common corner of Lot 3 of the Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Nat Book 29 page 65 in the Register's Office of Williamson County, Tennessee, and Lot 4 on the plan of Lot 4 on the plan of Revision of Lot 1 of the Thomas Hawkins Subdivision, of record in Plat Book 11, page 117 in said Register's Office, and being 52.49 feet from the centerline of said State Route 96, and being southeasterly 523.05 feet along said right-of-way from its intersection with the easterly right-of-way of Chester Stevens Court;  
 Thence, with a curve in said right-of-way concave to the southwest and having a radius of 2677.16, northwesterly an arc distance of 376.20 feet through a central angle of 8 degrees 03 minutes 05 seconds (chord: North 45 degrees 22 minutes 41 seconds West 375.89 feet) to an iron rod;  
 Thence, with the boundary line of the Robert Stephens Lynch et al property, of record in Book 83 page 457 in said Register's Office, as follows: North 20 degrees 32 minutes 07 seconds East 11.05 to an iron rod and South 80 degrees 10 minutes 46 seconds East 526.00 feet to an iron rod;  
 Thence, with the common boundary line of said Lot 3 and Lot 4, South 54 degrees 02 minutes 54 seconds West 314.54 feet to the BEGINNING containing 1.37 acres or 59,519.8 square feet.

**ALTA/NSPS**  
**LAND TITLE SURVEY**  
**FOUNTAINS OF FRANKLIN**  
 4100 MURFREESBORO ROAD, FRANKLIN  
 14 TH CIVIL DISTRICT,  
 WILLIAMSON COUNTY, TENNESSEE

TOTAL AREA: 648,134 SQUARE FEET± OR 14.88 ACRES±

DATE: 11-04-16 CCPC JOB NO. 16-097  
 REVISED: 11-28-16  
 REVISED: 11-30-16