

RESOLUTION 2017-18

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIVERBLUFF PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF LEWISBURG PIKE AND NORTH OF HOLLY HILL DRIVE."

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
089-19.05	
p/o 089-19.02	
p/o 089-19.03	
p/o 089-029	
p/0 089 01906	
Total	44.07

A tract of land in the 10th Civil District of Williamson County, Tennessee, lying along the easterly margin of Lewisburg Pike and being more particularly described as follows:
Beginning at an iron rod on the easterly right-of-way line of said Lewisburg Pike, as widened, right-of-way width varies; said iron rod being situated North 87 degrees 03 minutes 19 seconds East, 25.00 feet from the most southerly property corner of a tract of land conveyed to Jerry & Frances Bozeman as of record in Book 1859, Page 8, Register's Office for Williamson County, Tennessee; thence,

1. Leaving the easterly right-of-way line of said Lewisburg Pike and with the southerly property line of said Bozeman, North 87 degrees 03 minutes 19 seconds East, 234.17 feet to an iron rod; thence,
2. With the easterly property line of said Bozeman, North 37 degrees 04 minutes 56 seconds East, 379.50 feet to an iron rod; thence,
3. South 46 degrees 14 minutes 31 seconds East, 423.25 feet to an iron rod at the most northeasterly property corner of a tract of land conveyed to Edward & Linda Newton as of record in Book 1859, Page 6, Register's Office for Williamson County, Tennessee; said iron rod also being situated in the southwesterly property line of Lot 15 as shown on the final plat of Riverbluff PUD Subdivision, Section 2 as of record in Plat Book 62, Page 145, Register's Office for Williamson County, Tennessee; thence,
4. With a new severance line through said Lot 15, North 46 degrees 14 minutes 25 seconds East, 181.12 feet to an iron rod in the northeasterly property line of said Lot 15; thence,
5. With said northeasterly property line, in part, North 43 degrees 45 minutes 35 seconds West, 6.80 feet to an iron rod; thence,
6. North 01 degrees 14 minutes 18 seconds East, 191.23 feet to an iron rod in the southerly property line of a tract of land conveyed to Robert N. & Catherine Moore as of record in Book 155, Page 52, Register's Office for Williamson County, Tennessee; thence,
7. With the southerly property line of said Moore, South 88 degrees 45 minutes 42 seconds East, 792.21 feet to a point in the centerline of the Harpeth River; thence,
8. With the centerline of the Harpeth River the following calls, South 05 degrees 17 minutes 10 seconds West, 203.28 feet to a point; thence,
9. South 11 degrees 42 minutes 09 seconds East, 112.80 feet to a point; thence,
10. South 34 degrees 45 minutes 23 seconds East, 85.96 feet to a point at the most northwesterly property corner of a tract of land conveyed to James C.D. & Rhonda G. Franks as of record in Book 1029, Page 538, Register's Office for Williamson County, Tennessee; thence,
11. Leaving the centerline of said Harpeth River and with the northwesterly property line of said Franks, South 10 degrees 13 minutes 58 seconds East, 280.89 feet to an iron rod; thence,
12. South 01 degrees 51 minutes 54 seconds East, 345.62 feet to an iron rod; thence,
13. South 03 degrees 50 minutes 03 seconds East, 359.68 feet to an iron rod; thence,
14. South 86 degrees 07 minutes 13 seconds West, 997.95 feet to an iron rod at a northeasterly property corner of a tract of land conveyed to Elizabeth Jane Franks as of record in Book 1035, Page 797, Register's Office for Williamson County, Tennessee; thence,
15. With the northeasterly property line of said Franks, North 03 degrees 15 minutes 22 seconds West, 83.44 feet to an iron rod; thence,
16. With the northerly property line of said Franks and the northerly property line of a tract of land conveyed to Brett D. & Raquel Warren as of record in Book 5301, Page 529, Register's Office for Williamson County, Tennessee, South 87 degrees 09 minutes 20 seconds West, 671.71 feet to an iron rod situated at the most easterly property corner of a tract of land conveyed to Atmos Energy Group as of record in Book 753, Page 194, Register's Office for Williamson County, Tennessee; thence,
17. With the northeasterly property line of said Atmos Energy Group property, North 02 degrees 22 minutes 17 seconds West, 164.17 feet to an iron rod; thence,
18. With the northerly property line of said Atmos Energy Group property, South 76 degrees 57 minutes 37 seconds West, 174.91 feet to an iron rod situated in the easterly right-of-way line of said Lewisburg Pike, as widened; thence,

With the easterly right-of-way line of said Lewisburg Pike, North 02 degrees 58 minutes 52 seconds West, 345.93 feet to the Point Of Beginning and containing 1,919,671 square feet or 44.07 acres, more or less as calculated by the above courses and distances.

SECTION II: That the attached Location Map 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 Riverbluff PUD Subdivision are as follows:

Entitlements	Riverbluff PUD Subdivision
Base Zone District	R-2
Character Area Overlay	CNCO-2
Other Zoning Overlays	FFO
Development Standard	Conventional
Number of Dwelling Units	79
Connectivity Index	1.80
Open Space Requirements	901,205 square feet
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. <u>2012-69</u> Date of approval: <u>2/12/2013</u>
Revision Number	2

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.

ERIC S. STUCKEY
City Administrator

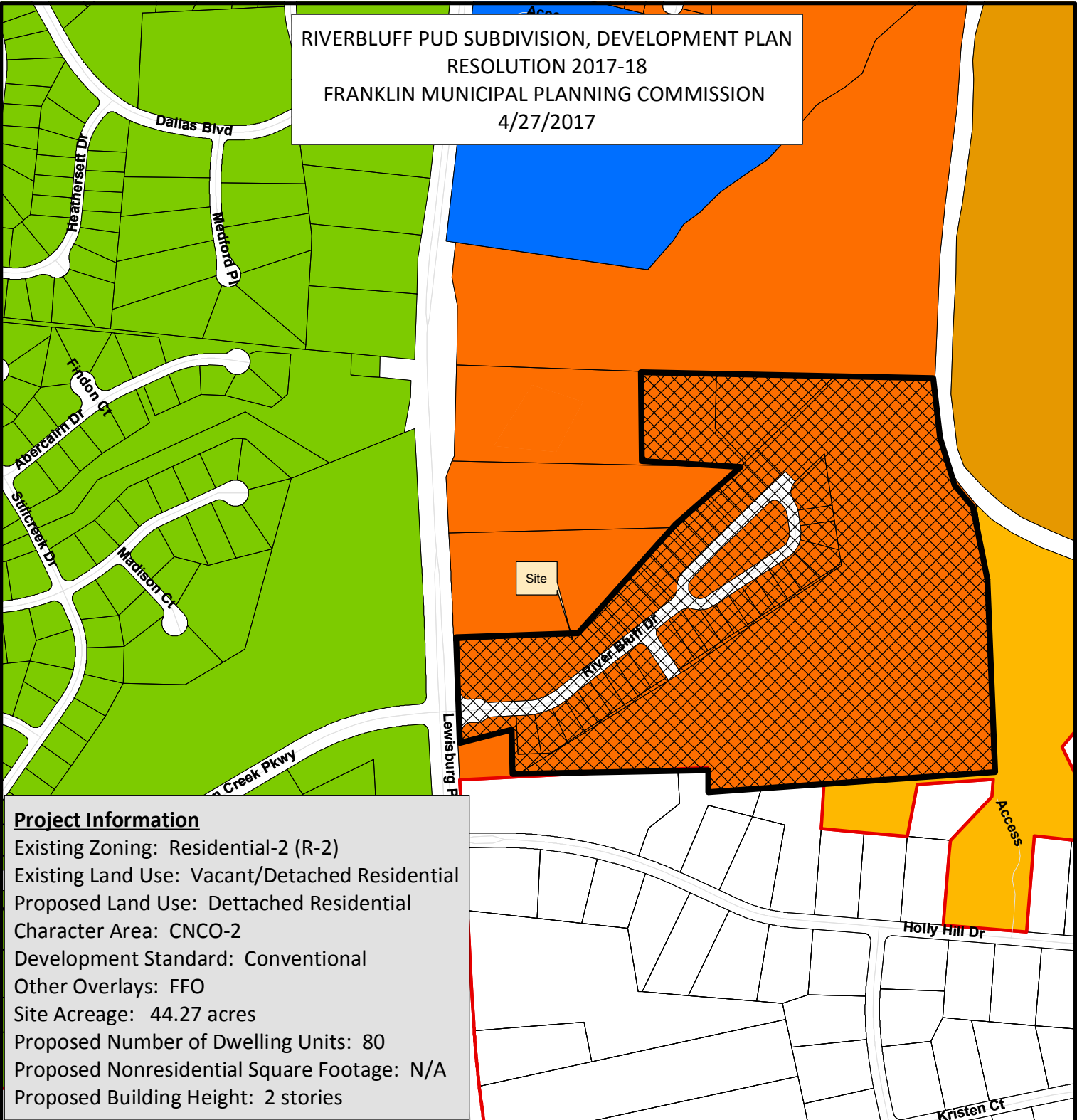
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	<u>1/19/2017</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>2/23/2017</u>
NEIGHBORHOOD MEETING:	<u>2/16/2017</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

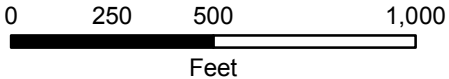
RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-18
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/2017



Project Information

Existing Zoning: Residential-2 (R-2)
 Existing Land Use: Vacant/Detached Residential
 Proposed Land Use: Dettached Residential
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: FFO
 Site Acreage: 44.27 acres
 Proposed Number of Dwelling Units: 80
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

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|--|-------------------------------------|
| 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 |
| SD-R Specific Development-Residential | Riverbluff PUD Subdivision |



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