

RESOLUTION 2019-119

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MEADOWS AND VILLAGES AT SOUTHBROOKE PUD SUBDIVISION, FOR THE TWO PROPERTIES LOCATED EAST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION OF STREAM VALLEY BOULEVARD, AT AND NEAR 1445 LEWISBURG PIKE.

WHEREAS, Marvin Pratt, (“Owner”) of properties located East of Lewisburg Pike and North and South of Stream Valley Boulevard (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2019-117 and Resolution 2019-121; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2019-48; and

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
117-19.01	74.95 AC
117-19.02	
Total	74.95 AC

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

SECTION III. That the overall entitlements for the Meadows and Villages at Southbrooke PUD are as follows:

Entitlements	Meadows and Villages at Southbrooke
Base Zone District	PD 2.74
Overlay	Scenic Corridor (SCO)
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	205
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	
Open Space Requirements	
Number of Phases in Development	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 the passage of Ordinance 2019-48, on third 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:

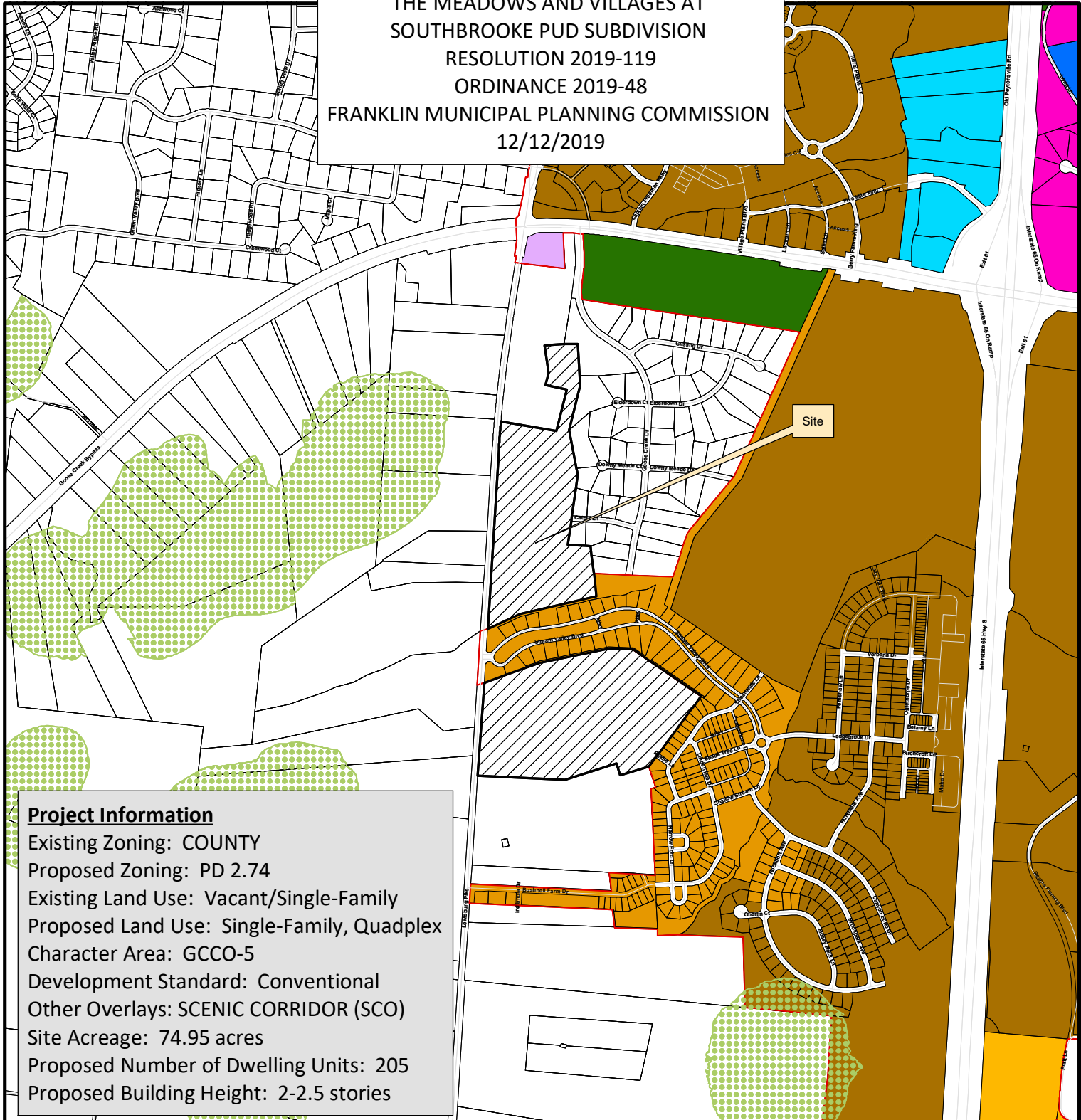
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

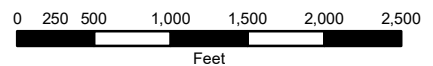
THE MEADOWS AND VILLAGES AT
SOUTHBROOKE PUD SUBDIVISION
RESOLUTION 2019-119
ORDINANCE 2019-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019



Project Information

Existing Zoning: COUNTY
 Proposed Zoning: PD 2.74
 Existing Land Use: Vacant/Single-Family
 Proposed Land Use: Single-Family, Quadplex
 Character Area: GCCO-5
 Development Standard: Conventional
 Other Overlays: SCENIC CORRIDOR (SCO)
 Site Acreage: 74.95 acres
 Proposed Number of Dwelling Units: 205
 Proposed Building Height: 2-2.5 stories

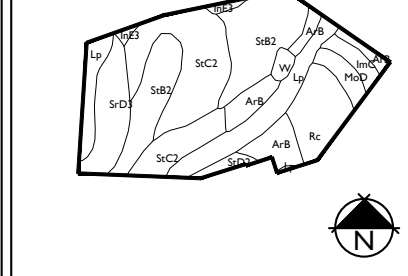
- | | |
|--|---------------------------------------|
| Southbrooke PUD | SD-R Specific Development-Residential |
| HHO | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential 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 hereon. All data and materials (c) copyright 2018. All rights reserved.

SOIL MAP - N.T.S.

Table with soil types (A8B, A82, CaB, etc.) and descriptions (Armour silt loam, 2 to 5 percent slopes, etc.)



STORMWATER NARRATIVE

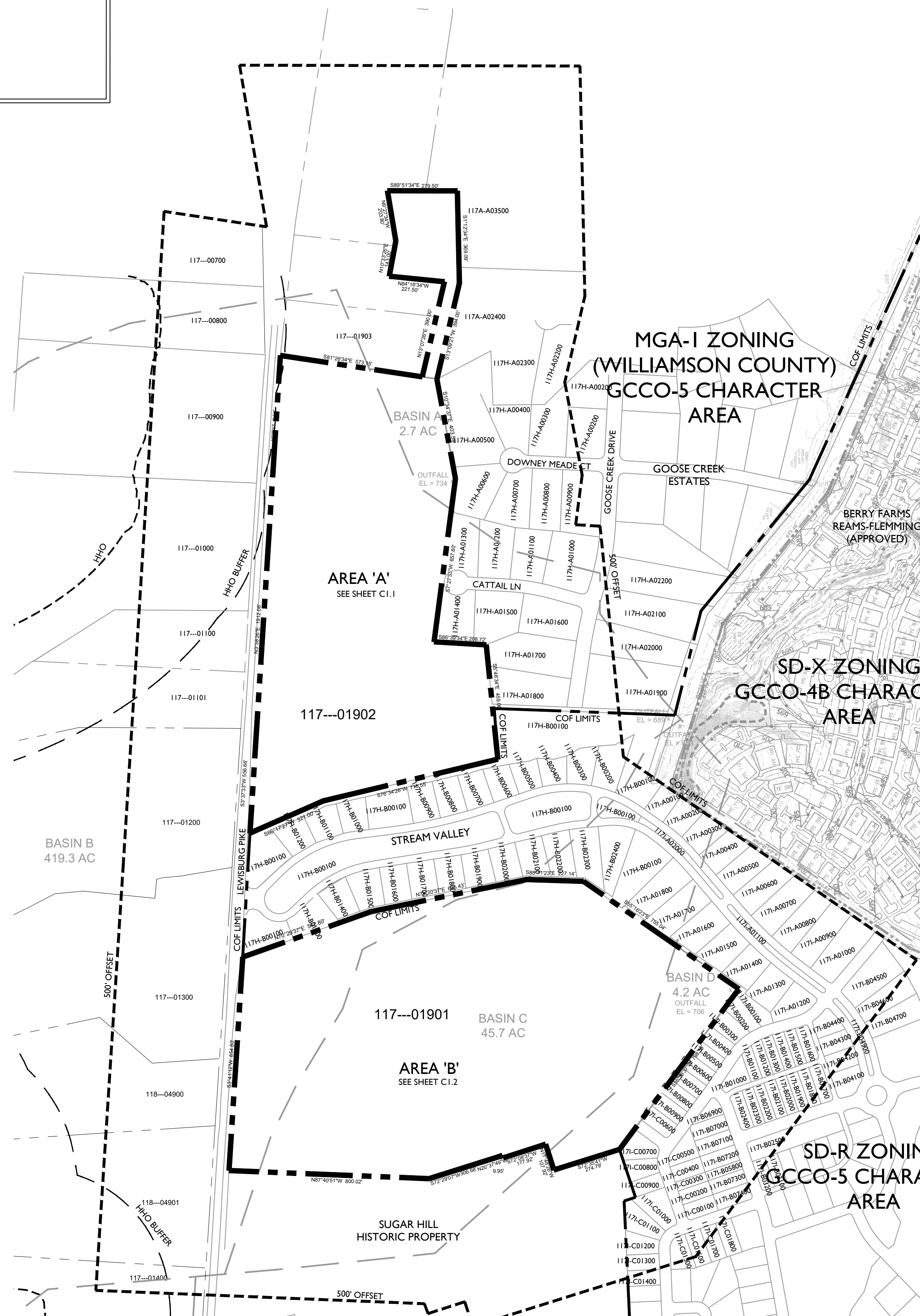
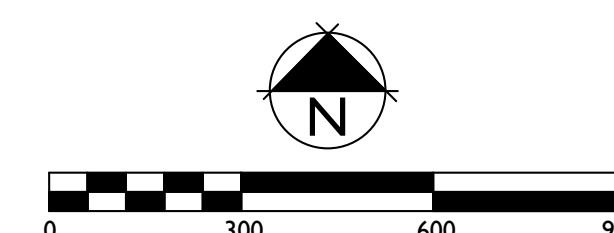
Basin A: Basin A sheet flows to the low point along the property line and continues to seep flow into Goose Creek Subdivision. Basin Area: 2.7 Acres. Outfall Elevation: 734.

EXISTING TREE CANOPY

Table with columns for Tree Area and Existing, showing data for Basin A (238,837 SF) and Basin B (117,579 SF).

NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS. 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, TN. 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES. 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



ADJACENT PROPERTY OWNERS

Table listing adjacent property owners with columns for Parcel Number, Property Address, Owner Name, Owner Street, Owner City, and Owner Zip.

SITE DATA CHART

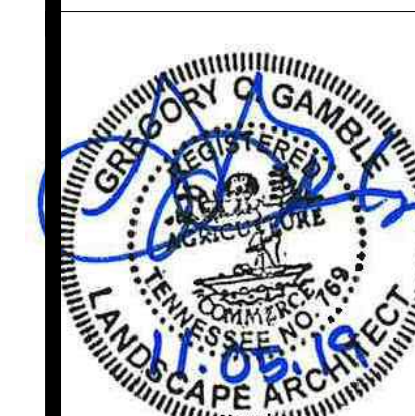
PROJECT NAME: SOUTH BROOKE PUD SUBDIVISION 7109. PROJECT #: 117-01901 & 117-01902. ADDRESS: LEWISBURG PIKE FRANKLIN, TENNESSEE 37064. COUNTY: WILLIAMSON COUNTY. CIVIL DISTRICT: 10TH. EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY) SD-R (2.7A) GCCO-5. PROPOSED ZONING: SD-R (2.7A) GCCO-5. EXISTING CHARACTER AREA: HHO BUFFER. OTHER APPLICABLE OVERLAYS: EITHER (CONVENTIONAL APPLIED). ACREAGE OF SITE: 74.95 AC. EXISTING TREE CANOPY: 400,398 SF (13%). APPLICANT: GDC 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE. CONTACT: MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064.

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION MARVIN H. PRATT FAMILY LIMITED PARTNERSHIP PARCEL 1901, WILLIAMSON COUNTY PROPERTY MAP 117 LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P50, PAGE 79, R.O.W.C., AND STREAM VALLEY SECTION 3 OF RECORD IN BOOK P51, PAGE 33, R.O.W.C., ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK 551, PAGE 338, AND ON THE WEST BY LEWISBURG PIKE (U.S. HWY 431, R.O.W. VARIES), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON ROD BEING THE SOUTHWEST CORNER OF STREAM VALLEY SECTION 1 AND THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT; THENCE LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY SECTION 1 BEING THE NORTH LINES OF SAID HEREBY DESCRIBED PARCEL FOR THE FOLLOWING CALLS: NORTH 70°29'37" WEST, FOR 542.80' TO AN IRON PIN; NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST; SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM VALLEY SECTION 2; THENCE WITH STREAM VALLEY SECTION 2, SOUTH 55°16'23" EAST, FOR 755.00' TO A CAPPED IRON PIN (FOUND); THENCE WITH STREAM VALLEY SECTION 3, SOUTH 36°38'37" WEST, FOR 798.73' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES; THENCE WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS: SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND); NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST; SOUTH 72°08'17" WEST, FOR 177.92' TO AN IRON PIN; NORTH 20°37'49" WEST, FOR 306.68' TO AN IRON POST; SOUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POST; NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80' TO THE POINT OF BEGINNING AND CONTAINING 41.92 ACRES OR 1,825,907.6 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.



SOUTH BROOKE PUD SUBDIVISION REZONING REQUEST Franklin, Williamson County, Tennessee



Revision Date: OVERALL EXISTING CONDITIONS SHEET C1.0 COF 7109