

RESOLUTION 2017-21

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE JOHN B. MCEWEN ADDITION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1226 ADAMS STREET.”

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.

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).

WHEREAS, in accordance with the provisions of *Tennessee Code Annotated* § 13-4-310, as amended, and subject to the exceptions set forth in said statute, 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, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen’s Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08’ 08”W 195 feet to a point, thence S09° 10’ 14”W 99 feet to a point, thence N85° 07’ 35”E 195 feet to the point of beginning, containing 0.437 acres ±.

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 for John B McEwen Addition PUD Subdivision are as follows:

Entitlements	John B McEwen Addition
Base Zone District	Specific Development Residential- 4.7
Character Area Overlay	CFCO-3
Other Zoning Overlays	N/A
Development Standard	Traditional
Number of Dwelling Units	2
Number of Phases in Development	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.

Eric S. Stuckey
 City Administrator

Dr. Ken Moore
 Mayor

Approved as to form by:

 Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE: _____ 2/14/2017 _____

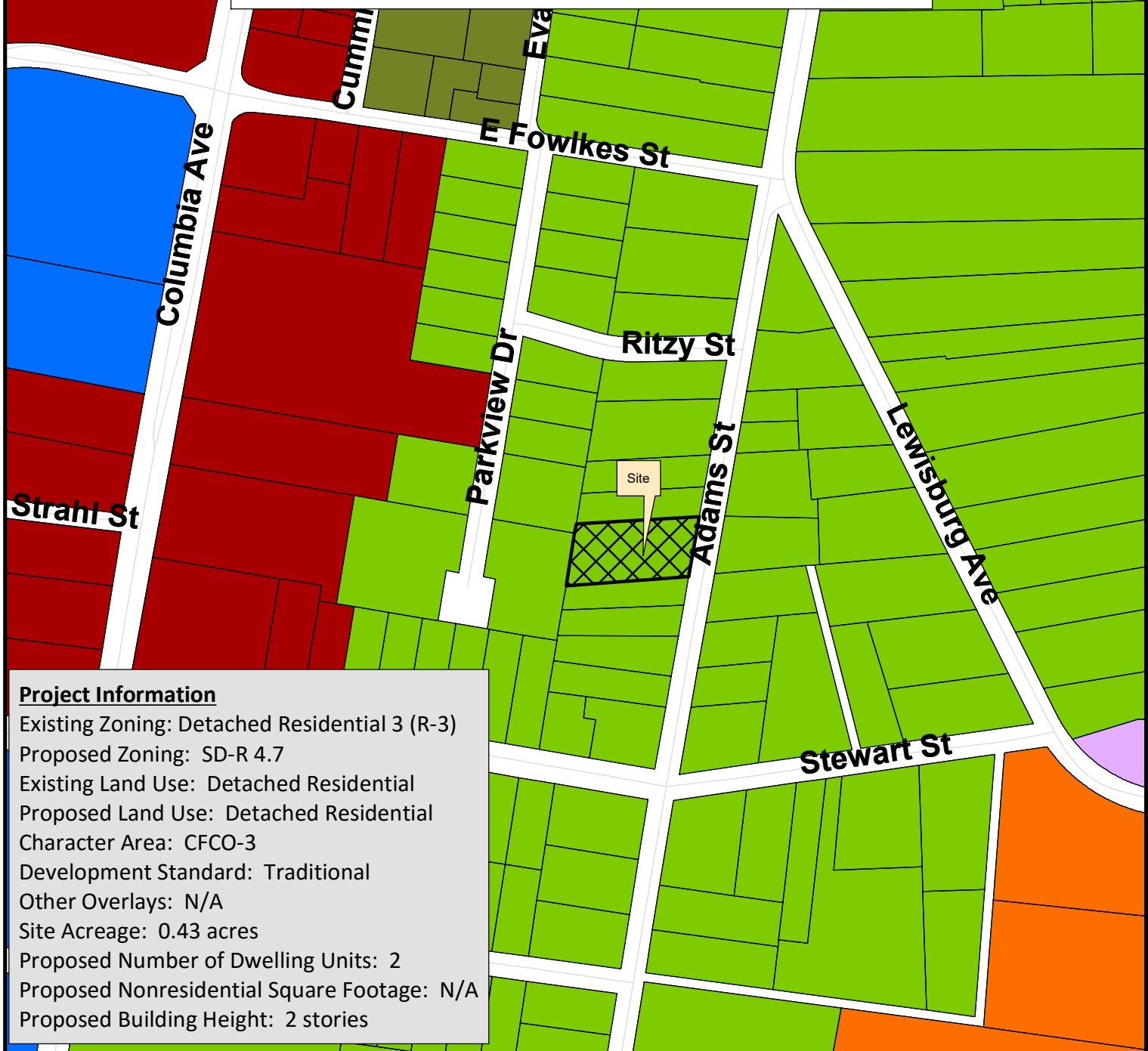
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 2/23/2017 _____

NEIGHBORHOOD MEETING: _____ 2/21/2017 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

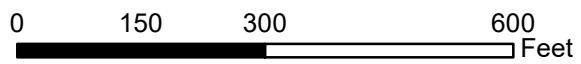
RESOLUTION 2017-21,
 JOHN B MCEWEN ADDITION SUBDIVISION PUD DEVELOPMENT PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/17



Project Information

Existing Zoning: Detached Residential 3 (R-3)
 Proposed Zoning: SD-R 4.7
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.43 acres
 Proposed Number of Dwelling Units: 2
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|-------------------------------------|
| 1226 Development Plan | 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 | |
| SD-R Specific Development-Residential | |



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 2016. All rights reserved.