

RESOLUTION 2018-105

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR AVALON SQUARE PUD SUBDIVISION WITH 7 MODIFICATIONS OF DEVELOPMENT STANDARDS (MOS 1-6: RETAINING WALL HEIGHT; MOS 7: RETAINING WALL MATERIAL), FOR THE PROPERTY AT THE INTERSECTION OF COOL SPRINGS BOULEVARD AND EAST MCEWEN 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
061---00202	36.125
061---00215	8.422
061---00208	6.586
061---00216	7.448
Total	58.58

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 Avalon Square PUD Subdivision are as follows:

Entitlements	Avalon Square PUD
Base Zone District	Specific Development Variety
Character Area Overlay	SWCO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	614
Number of Nonresidential Square Footage	420,875
Number of Hotel Rooms	0
Open Space Requirements	2.84 Acres
Number of Phases in Development	10
Original Development Plan Approval	Ordinance No. 2004-61 Date of approval: 09/15/2004
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 the following Modification of Development Standards (MOS) was requested and acted upon by the Board of Mayor and Aldermen after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "A" Two walls for a max of 18 feet grade change Request to _____. <i>Staff recommended _____.</i>
MOS 2: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "B" Two walls for a max of 17 feet grade change Request to Approve . <i>Staff recommended Approval</i>

<p>MOS 3: Retaining Wall Height</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>COF ZO 5.6.4(2)(a) Height- Location "C" One wall of 18 feet.</p> <p>Request to Approve</p> <p>Staff recommended <i>Denial</i></p>
<p>MOS 4: Retaining Wall Height</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>COF ZO 5.6.4(2)(a) Height- Location "D" Two walls for a max of 17 feet grade change</p> <p>Request to Approve</p> <p>Staff recommended <i>Approval</i></p>
<p>MOS 5: Retaining Wall Height</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>COF ZO 5.6.4(2)(a) Height- Location "E" Two walls for a max of 17 feet grade change</p> <p>Request to Approve</p> <p>Staff recommended <i>Approval</i></p>
<p>MOS 6: Retaining Wall Height</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>COF ZO 5.6.4(2)(a) Height- Location "F" Two walls for a max of 24 feet grade change</p> <p>Request to Approve</p> <p>Staff recommended <i>Approval</i></p>
<p>MOS 7: Retaining Wall Material</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>COF ZO 5.6.9(2) Material – Pre-split rock retaining walls in all locations</p> <p>Request to Approve</p> <p>Staff recommended <i>Denial</i></p>

SECTION VI. 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.

(Signatures on Page 4)

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 3/22/2018

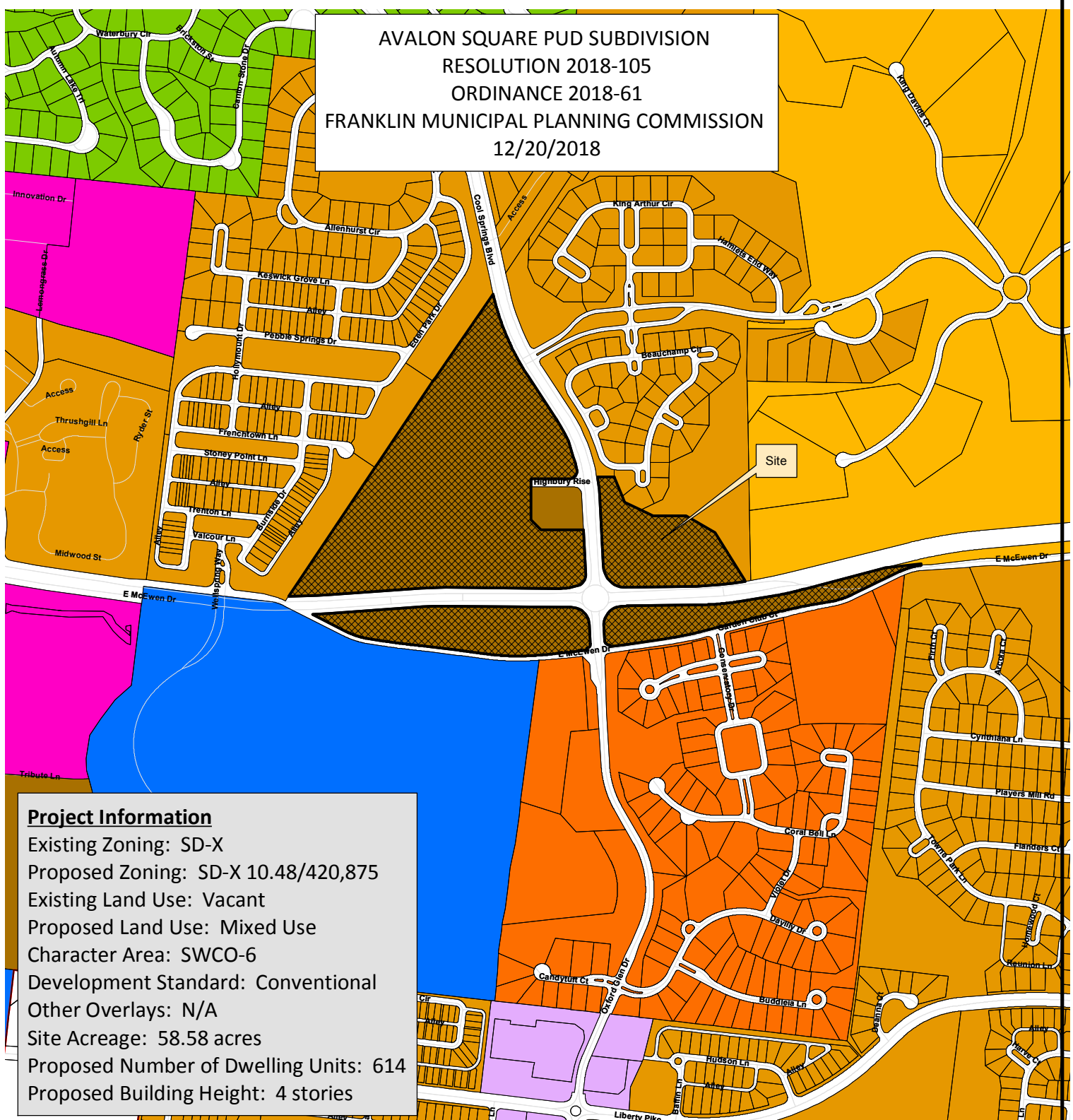
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 3/22/2018

NEIGHBORHOOD MEETING: 3/28/2018

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

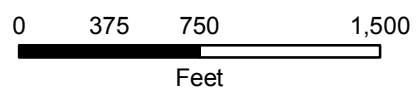
PUBLIC HEARING AND BOMA APPROVAL: _____

**AVALON SQUARE PUD SUBDIVISION
RESOLUTION 2018-105
ORDINANCE 2018-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018**



Project Information
 Existing Zoning: SD-X
 Proposed Zoning: SD-X 10.48/420,875
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: SWCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 58.58 acres
 Proposed Number of Dwelling Units: 614
 Proposed Building Height: 4 stories

- | | |
|----------------------------------------|---------------------------------------|
| Avalon Square PUD | 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 hereon. All data and materials (c) copyright 2018. All rights reserved.

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 61, WILLIAMSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0220F, DATED 9/29/2006 AND FIRM MAP NUMBER 47187C0208F, DATED 9/29/2006.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS PROVIDED BY OTHERS AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R-O-W).
8. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 07/05/2018 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2"/V=0.2". THE COMBINED GRID FACTOR OF 0.99993697 WAS CALCULATED AT SURVEY CONTROL POINT NO. 500, AS SHOWN HEREON.
9. SURVEY FIELD DATA COLLECTED ON NOVEMBER 7, 2018.

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT POLICY NUMBER: 000507991 (71.37 AC ± TRACT LESS 6.27 AC ±)
 EFFECTIVE DATE: SEPTEMBER 24, 2003 @ 8:43 AM

SCHEDULE B - SPECIAL EXCEPTIONS

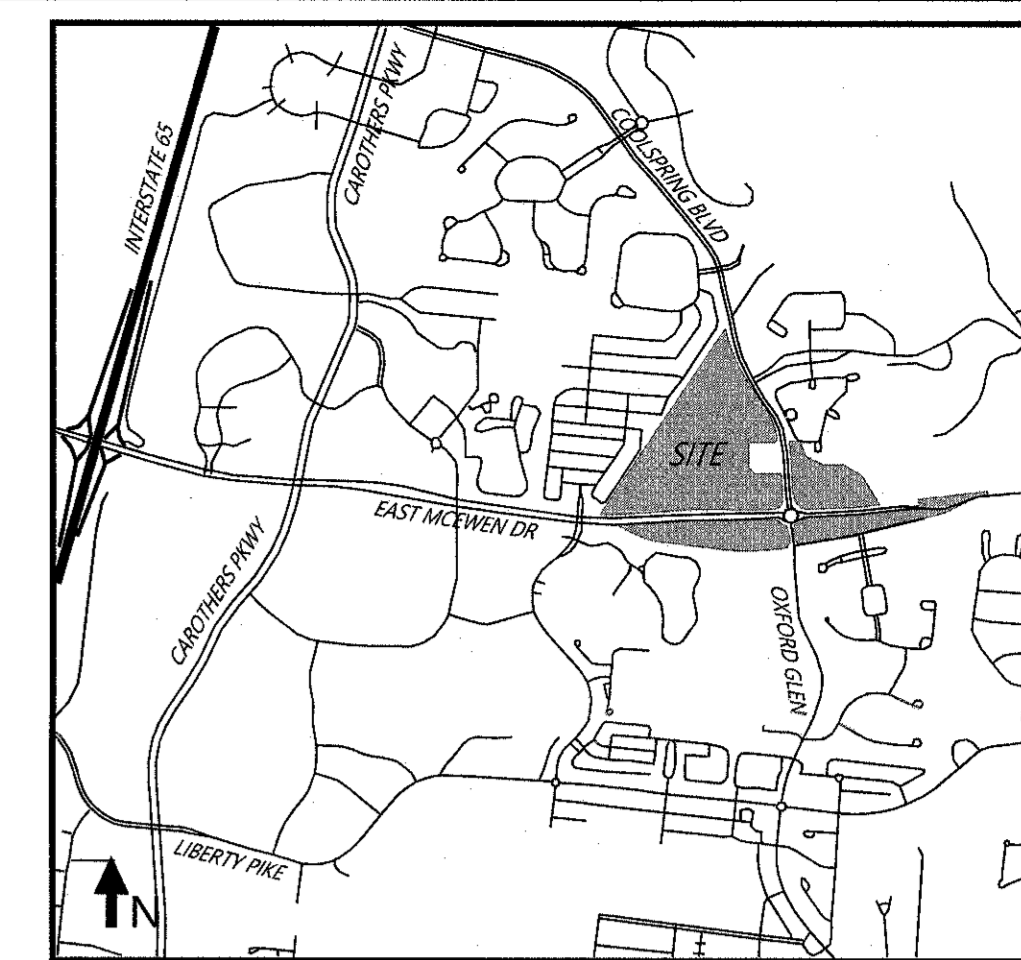
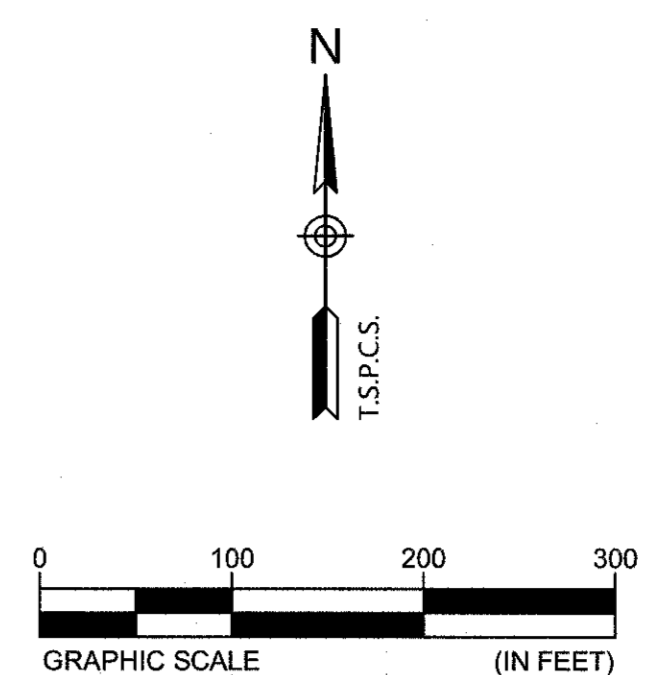
- ITEM #
4. BOOK 101, PAGE 588 DOES NOT AFFECT PROPERTY
 5. BOOK 75, PAGE 39 DOES NOT AFFECT PROPERTY
 6. BOOK 76, PAGE 81 DOES NOT AFFECT PROPERTY
 7. BOOK 1421, PAGE 684 AFFECTS PROPERTY AS SHOWN

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT POLICY NUMBER: 507991A (6.27 AC ± TRACT, PARCEL 2.08)
 EFFECTIVE DATE: SEPTEMBER 24, 2003 @ 8:43 AM

SCHEDULE B - SPECIAL EXCEPTIONS

- ITEM #
4. BOOK 101, PAGE 588 DOES NOT AFFECT PROPERTY
 5. BOOK 75, PAGE 39 DOES NOT AFFECT PROPERTY
 6. BOOK 76, PAGE 81 DOES NOT AFFECT PROPERTY
 7. BOOK 1424, PAGE 684 AFFECTS PROPERTY AS SHOWN

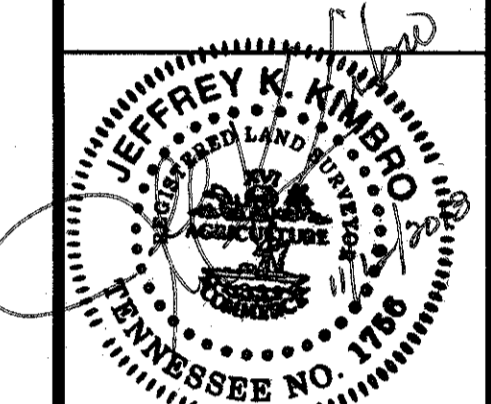


VICINITY MAP
NOT TO SCALE

LEGEND

- | | |
|------------------------|----------------|
| PARCEL NO. | (xx) |
| IRON ROD (OLD) | ○ IRNO |
| IRON ROD (SET) | ● IRNO |
| IRON PIPE (OLD) | ○ IRPO |
| P.N.M. (OLD) | ○ PNCO |
| CONCRETE MON (OLD) | ■ MON(0) |
| PROPERTY LINE | --- |
| FENCE LINE | -X-X- |
| OVERHEAD POWER LINE | OH |
| SANITARY SEWER LINE | 8" SAN |
| STORM SEWER LINE | 15" ST |
| WATER LINE | 8" W |
| GAS LINE | 2" G |
| ELECTRIC METER | ⊞ |
| TRAFFIC SIGNAL POST | ⊞ |
| UTILITY POLE | ⊞ |
| GUY WIRE | — |
| UTILITY POLE W/ LIGHT | ⊞ |
| SANITARY SEWER MANHOLE | ⊞ |
| STORM SEWER MANHOLE | ⊞ |
| CURB INLET | ⊞ |
| CATCH BASIN | ⊞ |
| FIRE HYDRANT | ⊞ |
| WATER METER | ⊞ |
| WATER VALVE | ⊞ |
| GAS METER | ⊞ |
| GAS VALVE | ⊞ |
| SIGN POST | ⊞ |
| BOLLARD | ⊞ |
| CONCRETE | ⊞ |

PARKES DEVELOPMENT GROUP, LLC
 105 REYNOLD ROAD
 FRANKLIN, TN 37064
 615-319-8697



ALTA/NSPS LAND TITLE SURVEY
 AVALON SQUARED, LLC
 TAX MAP 61, PARCELS 2.02, 2.08, 2.15 & 2.16
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PROJECT NUMBER: 5547-18-078
 DATE: 11/12/2018

CURVE TABLE

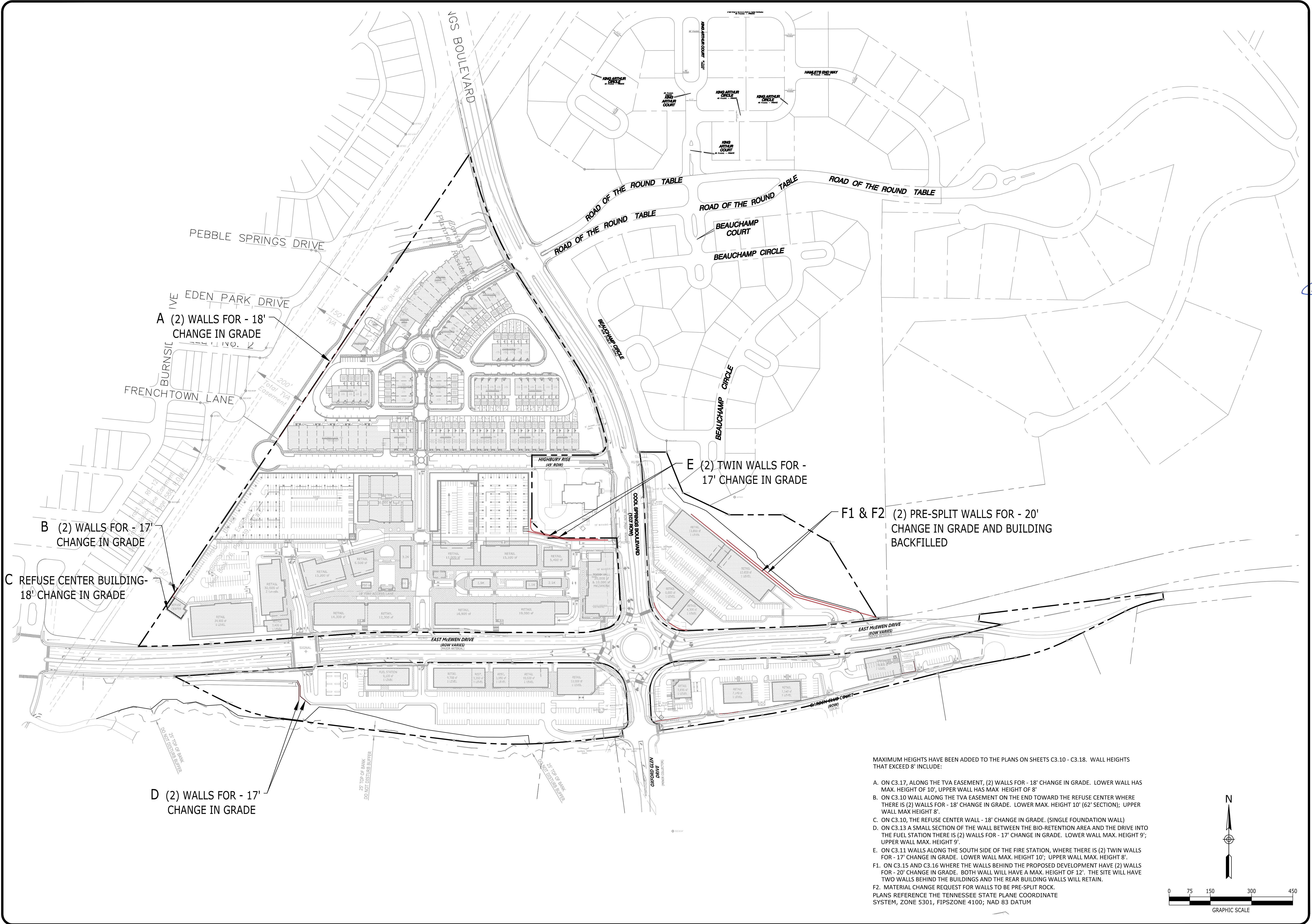
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD LENGTH
C1	89.61	70.00	81°31'47"	60.36	S77°42'45"W	91.41
C2	112.51	1984.96	1°59'20"	29.86	S89°01'29"W	112.47
C3	263.31	3762.22	4°00'36"	131.71	S87°27'08"W	263.26
C4	535.31	1487.00	9°24'45"	270.81	S92°40'08"E	535.41
C5	141.08	904.93	6°55'51"	70.69	S78°45'06"E	140.91
C6	78.11	588.83	6°03'41"	38.73	S75°45'38"E	78.39
C7	80.17	44.30	103°13'19"	56.17	S38°23'18"W	69.76
C8	174.41	110.00	90°50'35"	111.83	N42°22'12"E	156.70
C9	208.19	2213.29	4°46'18"	264.72	N87°48'00"E	207.92
C10	58.42	585.00	5°43'18"	29.23	N89°40'50"E	58.39
C11	54.48	2295.81	1°09'13"	9.71	S27°41'08"W	54.34
C12	146.12	450.00	18°38'18"	70.71	S72°37'01"W	145.48
C13	189.28	700.00	18°18'36"	100.31	S71°28'11"W	188.59
C14	200.00	200.00	90°00'00"	200.00	N0°00'00"E	200.00
C15	185.72	2000.00	6°38'25"	97.84	S78°33'00"W	185.84
C16	181.11	25.00	89°42'57"	21.57	S27°41'08"W	180.96
C17	37.39	25.00	89°42'57"	21.59	S27°41'08"W	34.00
C18	289.85	4295.51	2°03'08"	144.89	S84°40'27"W	289.59
C19	397.41	1300.00	12°22'18"	164.16	N80°08'19"W	398.86
C20	198.08	384.12	19°29'46"	100.00	N73°09'48"W	197.13
C21	118.04	3877.22	1°44'40"	58.92	N89°49'12"E	118.04
C22	134.23	1854.86	4°09'20"	67.29	N88°01'02"E	134.50
C23	166.73	110.00	86°50'49"	104.10	S46°28'27"W	151.22
C24	109.58	1010.43	6°14'10"	54.90	N89°09'41"W	109.63
C25	13.40	904.93	6°03'41"	6.79	S82°25'41"E	13.40
C26	291.10	869.79	8°12'04"	134.20	N89°41'27"W	290.93
C27	202.29	130.00	89°09'25"	128.10	N47°37'48"W	182.49

AREA TABLE

LINE	BEARING	DISTANCE	AREA
L1	S28°28'38"W	41.04	86.83
L2	S17°11'17"E	85.83	74.87
L3	S45°00'00"E	129.70	158.54
L4	N16°00'35"E	129.70	158.54
L5	S27°41'08"W	54.34	46.84
L6	N08°18'17"E	25.50	20.00
L7	S27°41'08"W	25.00	20.00
L8	N08°18'17"E	25.50	20.00
L9	S27°41'08"W	25.00	20.00
L10	N08°18'17"E	25.50	20.00
L11	S27°41'08"W	25.00	20.00
L12	S89°50'58"E	98.00	80.00
TOTAL			2551920.58.58

DRAWING DATE: 11/12/2018 10:54:51 AM; 19-078; Parker Development Group, LLC; Avallon of Franklin, Franklin; CAD Survey; Jeffrey FOLDBERGER; ALTA Survey; 2018; 11-09-18

P:\2017\20171000\dwg\Exhibits\20171000_WALL EXH2.dwg WALL EXHIBIT Dec. 12, 2018 ehll



A (2) WALLS FOR - 18' CHANGE IN GRADE

B (2) WALLS FOR - 17' CHANGE IN GRADE

C REFUSE CENTER BUILDING- 18' CHANGE IN GRADE

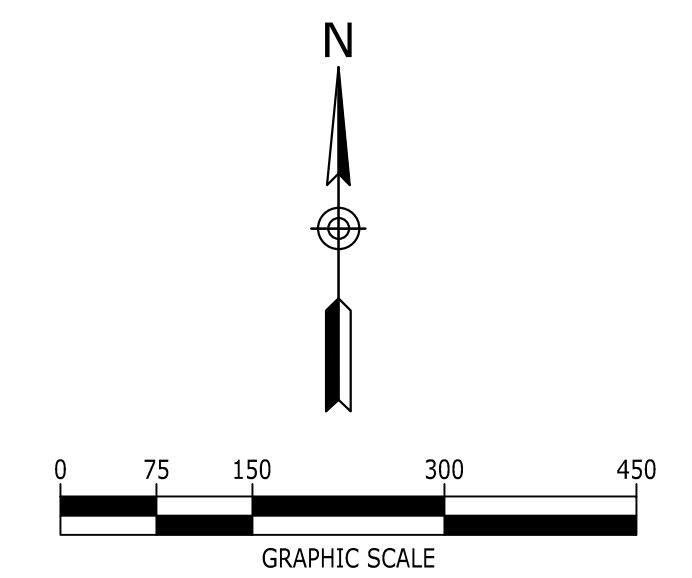
D (2) WALLS FOR - 17' CHANGE IN GRADE

E (2) TWIN WALLS FOR - 17' CHANGE IN GRADE

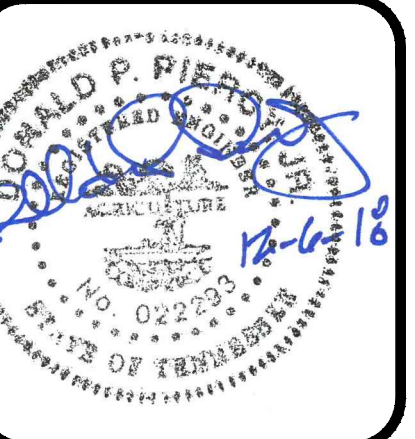
F1 & F2 (2) PRE-SPLIT WALLS FOR - 20' CHANGE IN GRADE AND BUILDING BACKFILLED

MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:

- A. ON C3.17, ALONG THE TVA EASEMENT, (2) WALLS FOR - 18' CHANGE IN GRADE. LOWER WALL HAS MAX. HEIGHT OF 10', UPPER WALL HAS MAX. HEIGHT OF 8'
 - B. ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 18' CHANGE IN GRADE. LOWER MAX. HEIGHT 10' (62' SECTION); UPPER WALL MAX. HEIGHT 8'
 - C. ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE. (SINGLE FOUNDATION WALL)
 - D. ON C3.13 A SMALL SECTION OF THE WALL BETWEEN THE BIO-RETENTION AREA AND THE DRIVE INTO THE FUEL STATION THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE. LOWER WALL MAX. HEIGHT 9'; UPPER WALL MAX. HEIGHT 9'
 - E. ON C3.11 WALLS ALONG THE SOUTH SIDE OF THE FIRE STATION, WHERE THERE IS (2) TWIN WALLS FOR - 17' CHANGE IN GRADE. LOWER WALL MAX. HEIGHT 10'; UPPER WALL MAX. HEIGHT 8'
 - F1. ON C3.15 AND C3.16 WHERE THE WALLS BEHIND THE PROPOSED DEVELOPMENT HAVE (2) WALLS FOR - 20' CHANGE IN GRADE. BOTH WALL WILL HAVE A MAX. HEIGHT OF 12'. THE SITE WILL HAVE TWO WALLS BEHIND THE BUILDINGS AND THE REAR BUILDING WALLS WILL RETAIN.
 - F2. MATERIAL CHANGE REQUEST FOR WALLS TO BE PRE-SPLIT ROCK.
- PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM



PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400



FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	
11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	
08.13.2018	DEVELOPMENT PLAN SUBMITTAL	
03.08.2018	PRE-APPLICATION SUBMITTAL	

DRAWING TITLE
WALL EXHIBIT

PROJECT NUMBER
20171000

DRAWING NUMBER
EXH