

RESOLUTION 2019-37

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR CAROTHERS CROSSING WEST PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (1-TREE CANOPY), FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2018-81; 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, the BOMA originally rezoned the subject property as part of Ordinance 2018-50 on 11/13/2018, and originally approved a Development Plan for the subject property as part of Resolution 2018-81 on 10/09/2018; 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
079--04003	19.83
Total	19.83

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 Carothers Crossing West PUD Subdivision are as follows:

Entitlements	Carothers Crossing West PUD Subdivision
Base Zone District	Specific Development Variety (16.79, 67,328)
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	333
Number of Nonresidential Square Footage	67,328 SQFT
Number of Hotel Rooms	0
Open Space Requirements	0.99 Acres
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. 2018-81 Date of approval: 10/9/2018
Development Plan 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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Tree Canopy Preservation Approved: _____ Denied: _____	5.2.4(3)a Tree Canopy Retention Reduction of 1.2 Acre Canopy Preservation to 0.31 Acre Canopy Preservation <i>Staff recommended <u>Disapproval</u>.</i>
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SECTION VI. That this Resolution shall take effect immediately upon passage, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

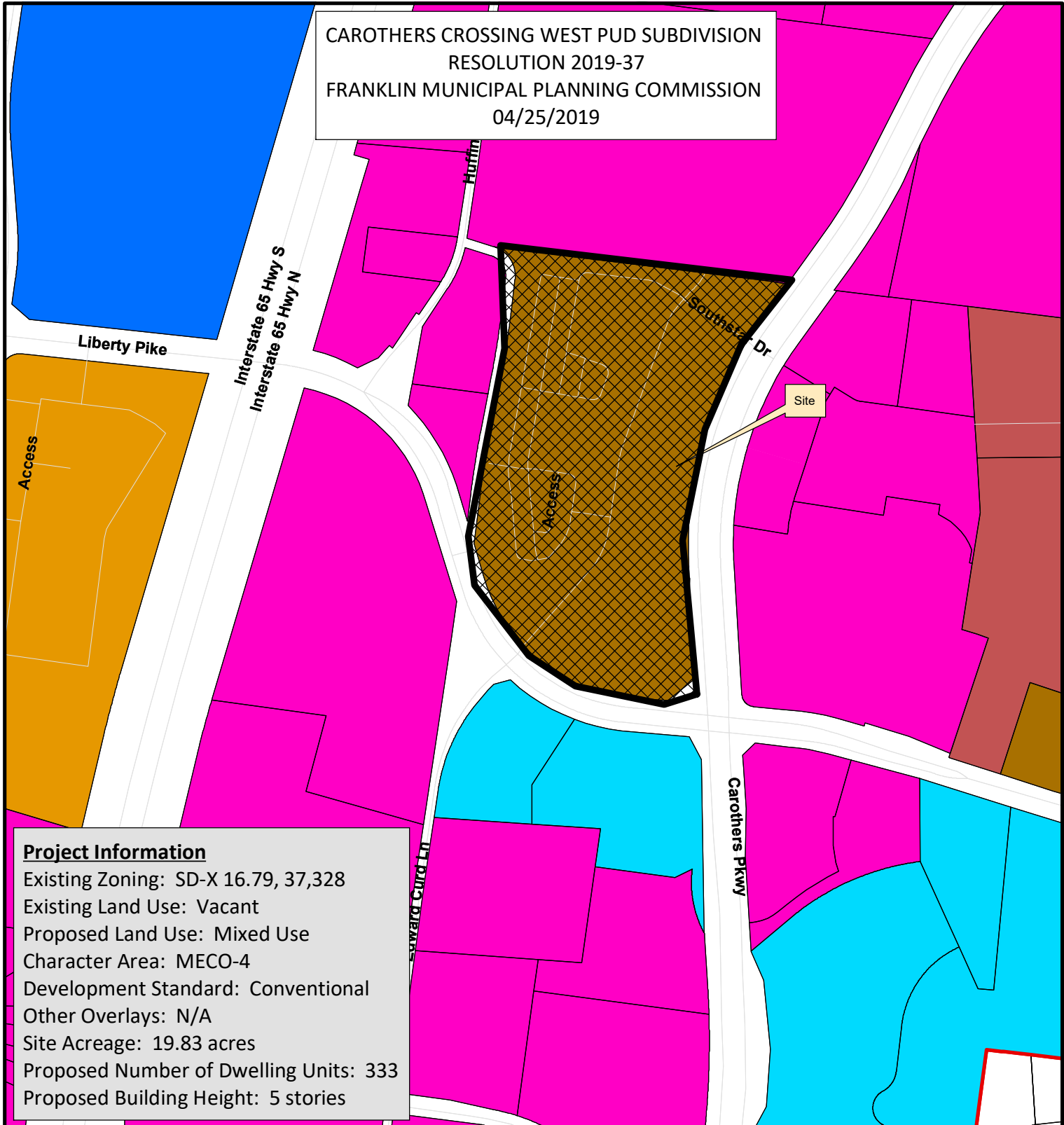
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

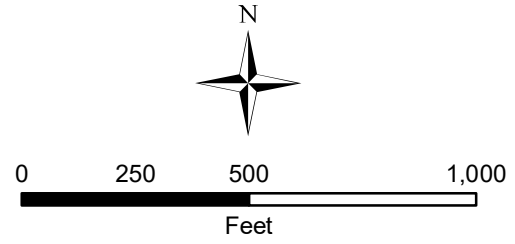
- PREAPPLICATION CONFERENCE: 3/6/2019
- BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 3/28/2019
- NEIGHBORHOOD MEETING: 3/7/2019
- PLANNING COMMISSION RECOMMENDED APPROVAL: _____
- PUBLIC HEARING AND BOMA APPROVAL: _____

CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2019-37
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/25/2019



Project Information
 Existing Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

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| Carothers Crossing West | 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 |



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