

**RESOLUTION 2019-29**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE REFUGE CENTER FOR COUNSELING PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF WILLIAMSON COUNTY AGRICULTURAL CENTER.**

**WHEREAS**, Michael Bennett, (Owner) of property located south of Long Lane and east of the Williamson County Agricultural Expo Center (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 2019-21 and Resolution 2019-30; and

**WHEREAS**, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2019-09; 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 (FMPC); 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
106---179.04	6.99
Total	6.99

**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 for the Refuge Center PUD Subdivision are as follows:

Entitlements	Refuge Center PUD
Base Zone District	General Office (GO)
Character Area Overlay	GCCO-4d
Other Zoning Overlays	HHO
Development Standard	Conventional
Number of Nonresidential Square Footage	15,200 SQFT
Open Space Requirements	2.45 Acres
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 Ordinance 2019-09, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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**ERIC S. STUCKEY**  
City Administrator

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**DR. KEN MOORE**  
Mayor

Approved as to form by:

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Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE: 3/5/2019

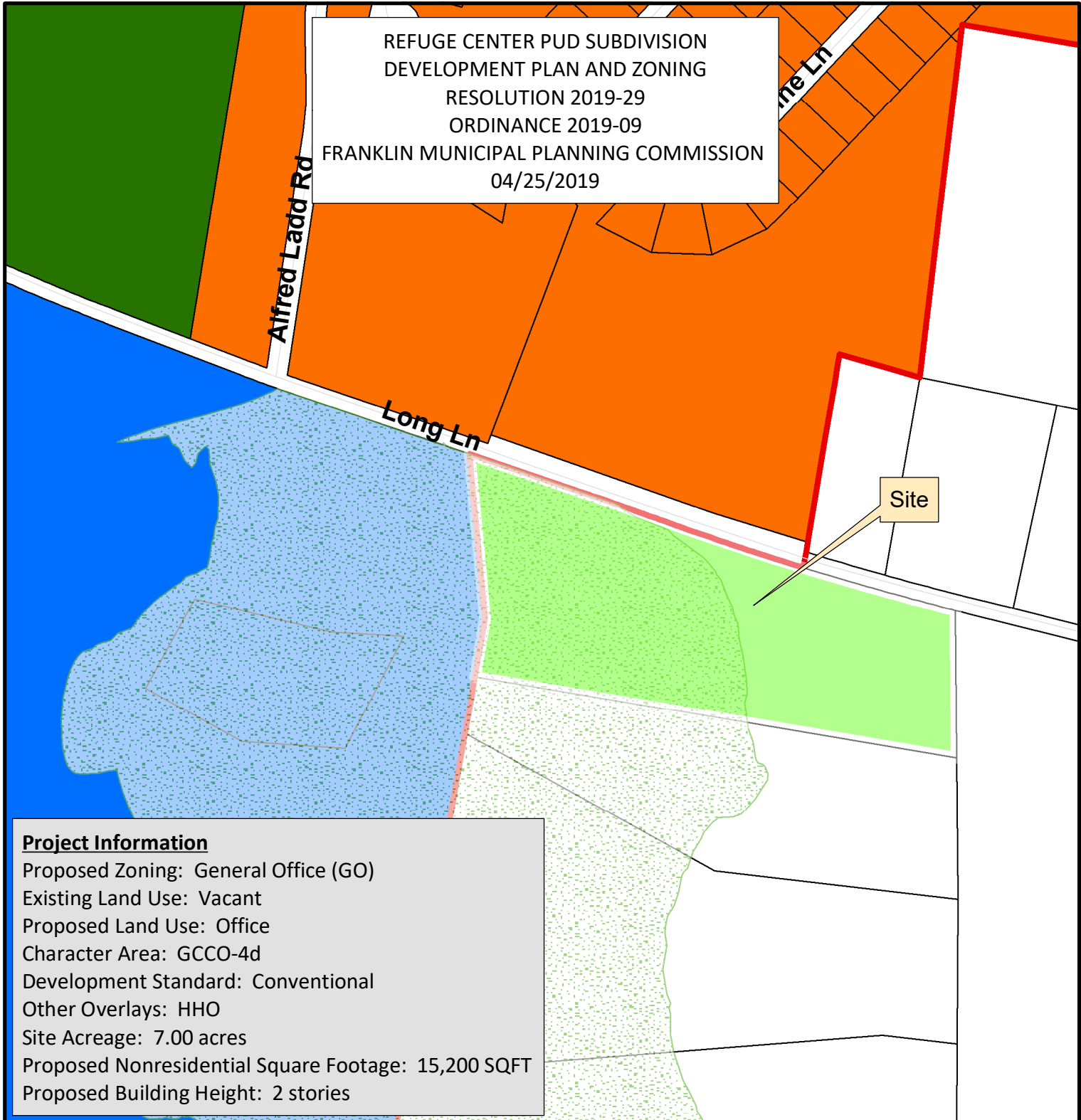
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 3/28/2019

NEIGHBORHOOD MEETING: 3/7/2019

PLANNING COMMISSION RECOMMENDED Approval:

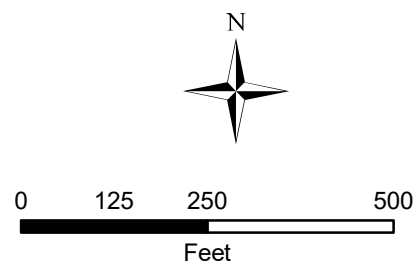
PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

REFUGE CENTER PUD SUBDIVISION  
 DEVELOPMENT PLAN AND ZONING  
 RESOLUTION 2019-29  
 ORDINANCE 2019-09  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 04/25/2019

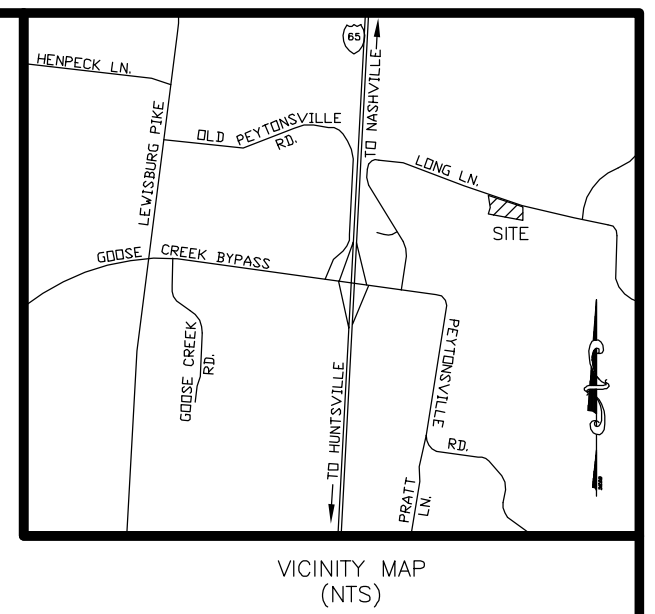
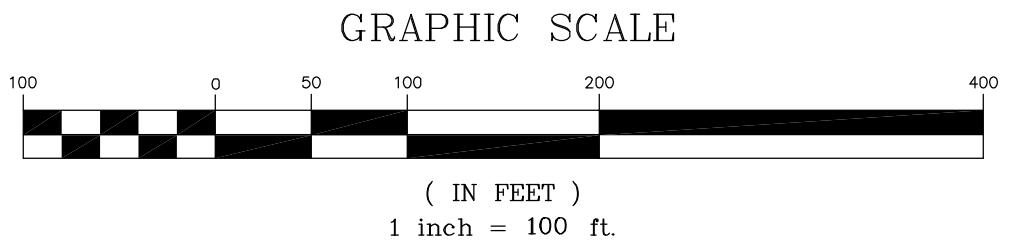
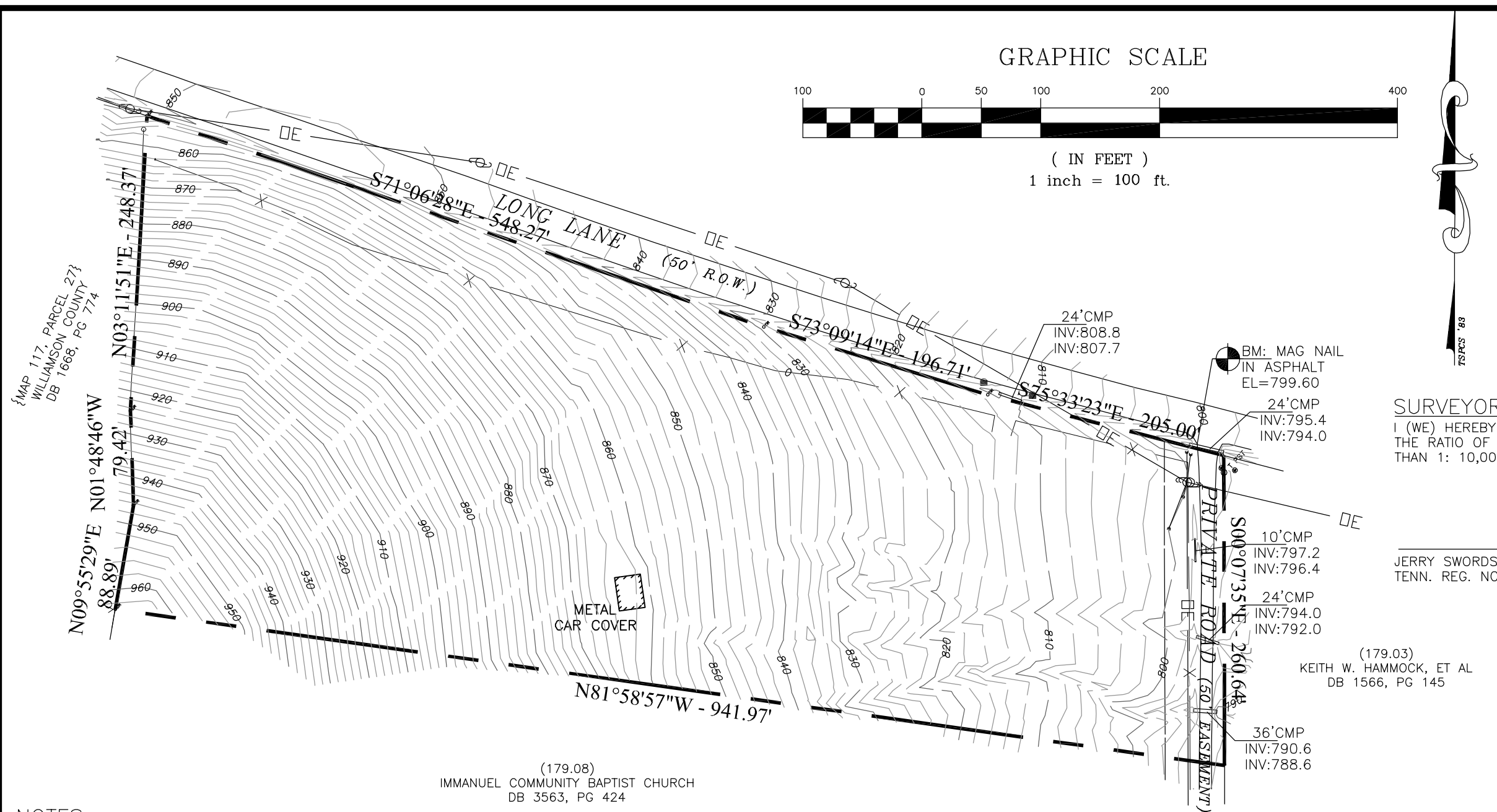


**Project Information**  
 Proposed Zoning: General Office (GO)  
 Existing Land Use: Vacant  
 Proposed Land Use: Office  
 Character Area: GCCO-4d  
 Development Standard: Conventional  
 Other Overlays: HHO  
 Site Acreage: 7.00 acres  
 Proposed Nonresidential Square Footage: 15,200 SQFT  
 Proposed Building Height: 2 stories

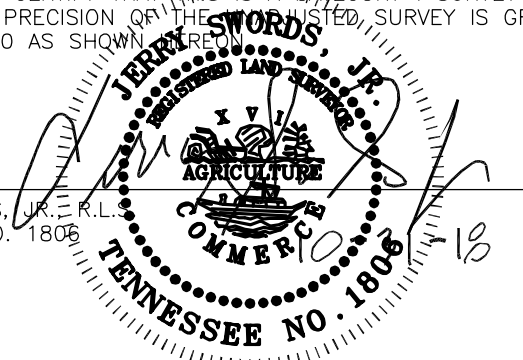
- |  |                                       |
|--|---------------------------------------|
| Parcel to be Annexed                   | SD-R Specific Development-Residential |
| Hillside Overlay District              | SD-X Specific Development-Variety     |
| AG Agricultural District               | 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 2019. All rights reserved.



**SURVEYOR'S CERTIFICATE:**  
 I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



JERRY SWORDS, JR., R.L.  
 TENN. REG. NO. 1806

(179.03)  
 KEITH W. HAMMOCK, ET AL  
 DB 1566, PG 145

**DEED REFERENCE:**  
 BEING PROPERTY CONVEYED TO MICHAEL E. & DENISE E. BENNETT BY DEED BOOK 7088, PAGE 793, R.O.W.C.

**PROPERTY MAP REFERENCE:**  
 BEING PARCEL NO. 179.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

- NOTES:**
1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
  2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
  3. PROPERTY IS ZONED MGA-1.
  4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.
  5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
  6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
  7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

(179.08)  
 IMMANUEL COMMUNITY BAPTIST CHURCH  
 DB 3563, PG 424

**Legend**

○ EIP	Existing Iron Pipe
○ T PST	Metal Fence Post
○	Utility Pole/Guy
—OE—	Overhead Utility
—x—	Fence Line
—p—	Sign
⊗	Fire Hydrant
⊠	Water Valve
⊙	Sanitary Sewer Manhole
—SS—	8" Sanitary Sewer Line
—G—	Gas Line
—ST—	Storm Sewer Line
—WM—	Waterline
⊕	Water Meter

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±

**AS BUILT SURVEY**  
**LONG LANE**  
 Map 106, Parcel 179.04  
 TENTH CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

**S & A Surveying, Inc.**

306 Bluegrass Circle  
 Lebanon, Tennessee 37090

PHONE (615) 394-7564  
 sasurvey98@gmail.com

PROJ.: 18-036      DATE: 10/20/2018      SHEET 1 OF 1