

RESOLUTION 2017-53

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHICKASAW PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF BOYD MILL AVENUE AND WEST OF SHAWNEE DRIVE, 1101 SHAWNEE DRIVE."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2017-37; 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
Part of 078H A 00400	6.38
Total	6.38

Land located in the City of Franklin, Ninth Civil District of Williamson County, Tennessee on Chickasaw Place at Shawnee Drive. Being part of property conveyed to Franklin Housing Authority by deeds from Mrs. Ella K. Warf of record in Deed Book 127, Page 33, R.O.W.C. and Earl Beasley of record in Deed Book 166, Page 332, R.O.W.C. and being more particularly described as follows:

Beginning in the westerly right-of-way of Shawnee Drive at a southeasterly corner of City of Franklin property of record in Deed Book 223, Page 607, R.O.W.C., said point of beginning being a northeasterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 578,356.61, East 1,705,721.67;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 85.79 feet;

Southwesterly with a curve to the right 39.25 feet to the northerly right-of-way of Chickasaw Place, said curve having a radius of 25.00 feet, a central angle of 89° 57' 56" and a chord of 35.34 feet at South 52° 25' 24" West;

Thence with the right-of-way of Chickasaw Place as follows:

North 82° 35' 38" West, 293.14 feet;

South 08° 06' 26" West, 50.00 feet;

South 82° 35' 38" East, 293.69 feet;

Southeasterly with a curve to the right 39.28 feet to the westerly right-of-way of Shawnee Drive, said curve having a radius of 25.00 feet, a central angle of 90° 02' 04" and a chord of 35.37 feet at South 37° 34' 36" East;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 141.04 feet;

Southwesterly with a curve to the right 74.74 feet, said curve having a radius of 500.00 feet, a central angle of 08° 33' 52" and a chord of 74.67 feet at South 11° 43' 22" West;

Thence with a proposed severance line as follows:

North 81° 50' 00" West, 315.91 feet;

North 08° 06' 26" East, 115.84 feet;

North 81° 50' 00" West, 255.04 feet;

South 08° 10' 00" West, 55.64 feet;

North 83° 01' 22" West, 191.78 feet;

North 06° 58' 38" East, 113.38 feet;

North 83° 01' 22" West, 113.06 feet to the easterly boundary of Revision No. 1 to Twin Oaks Subdivision of record in Plat Book 12, Page 93, R.O.W.C.;

Thence with said easterly boundary North 06° 58' 38" East, 234.16 feet to a southwesterly corner of Jim Warren Park;

Thence with the southerly boundary of said Jim Warren Park South 81° 50' 00" East, passing a 3" iron pipe at 566.73 feet and continuing on, in all, 883.54 feet to the beginning

Containing 277,894 Square Feet or 6.38 Acres, more or less.,

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

SECTION III. That the overall entitlements for the Chickasaw are as follows:

Entitlements	Chickasaw
Base Zone District	Specific Development - Residential 10.0
Character Area Overlay	CFCO-3
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	48 Proposed 13 Existing
Number of Nonresidential Square Footage	N/A

Number of Hotel Rooms	N/A
Open Space Requirements	Formal- 0.40 acres Informal- 0.32 acres
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying 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 2017-37, 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: _____ 6/1/2017 _____

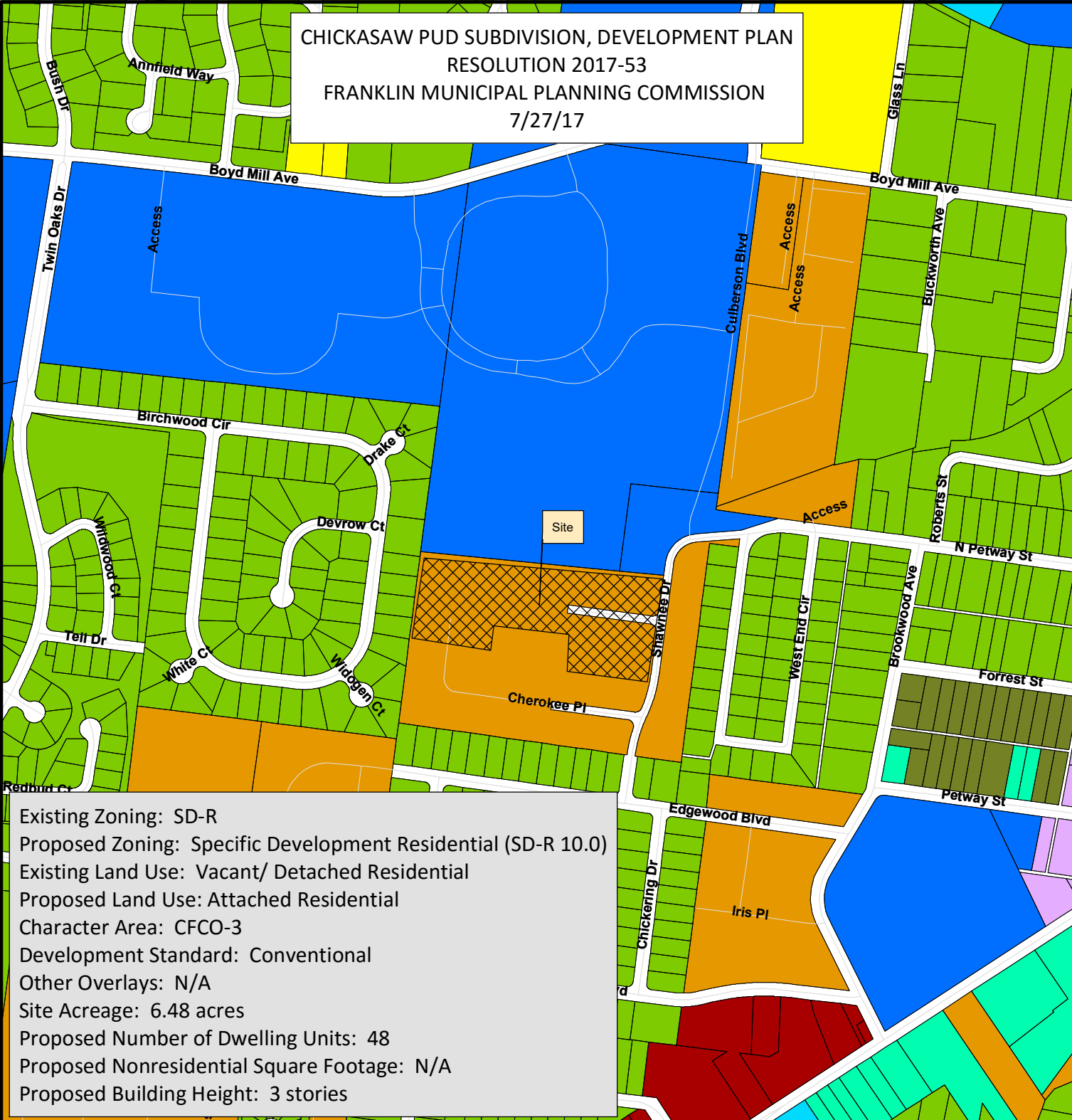
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 6/22/2017 _____

NEIGHBORHOOD MEETING: _____ 6/29/2017 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

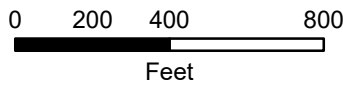
PUBLIC HEARING AND BOMA APPROVAL: _____

CHICKASAW PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-53
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/27/17



Existing Zoning: SD-R
 Proposed Zoning: Specific Development Residential (SD-R 10.0)
 Existing Land Use: Vacant/ Detached Residential
 Proposed Land Use: Attached Residential
 Character Area: CFCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.48 acres
 Proposed Number of Dwelling Units: 48
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 3 stories

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|--|-------------------------------------|
| 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 |
| SD-R Specific Development-Residential | |



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