

RESOLUTION 2018-64

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS CHASE PUD SUBDIVISION, FOR PROPERTY LOCATED NORTH OF SOUTH CAROTHERS ROAD AND EAST OF CAROTHERS PARKWAY [4338 AND 4340 SOUTH CAROTHERS ROAD]."

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 2018-43; 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
89-30	19.07
89-30.01	3.00
Total	22.07

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 Chase PUD are as follows:

Entitlements	Carothers Chase PUD
Base Zone District	R-1
Character Area Overlay	MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	45
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	2.0
Open Space Requirements	3.31 AC
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 the passage of Ordinance 2018-43, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

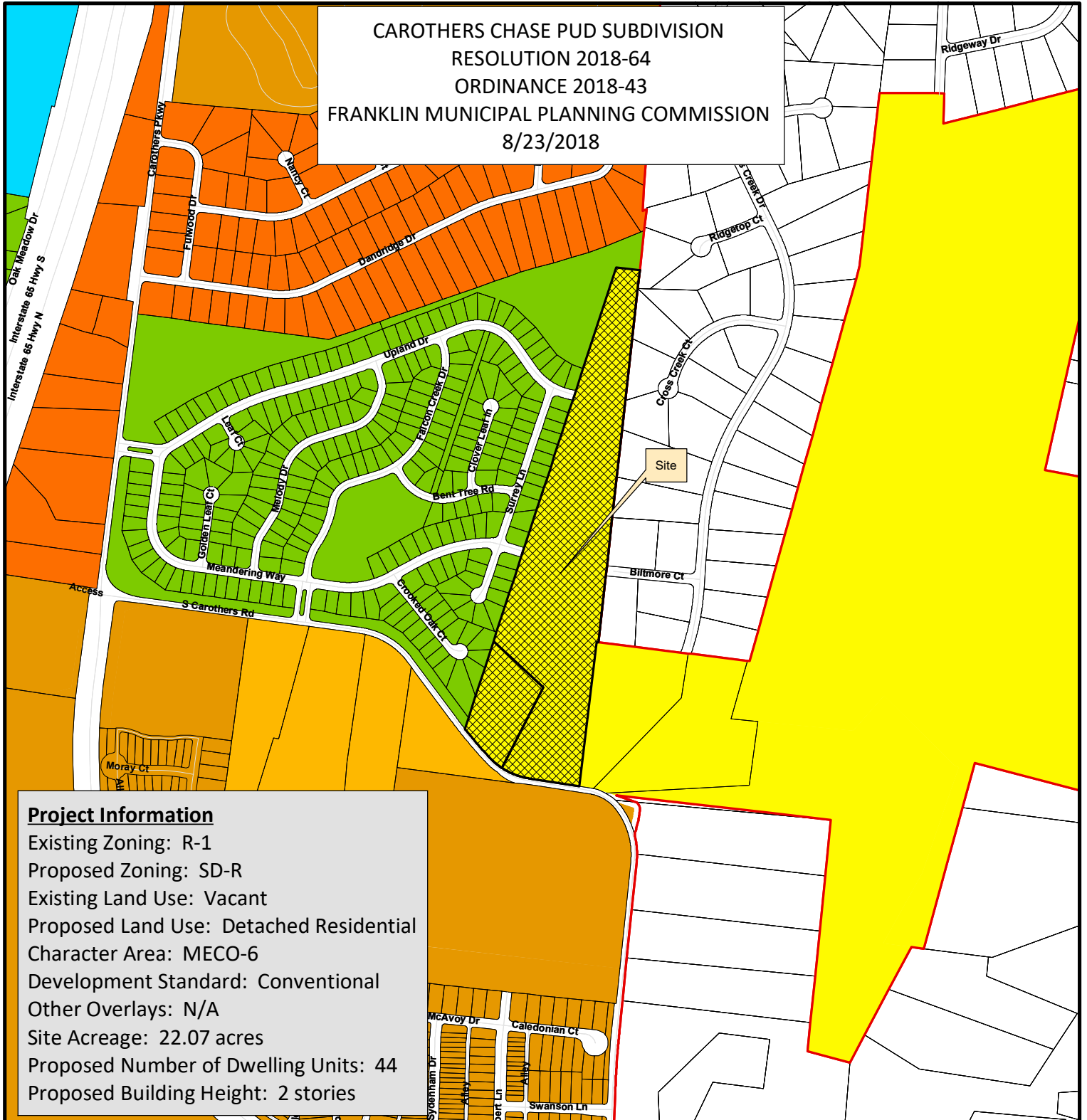
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	May 8, 2018
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	July 26, 2018
NEIGHBORHOOD MEETING:	May 9, 2018
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

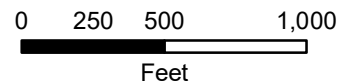
CAROTHERS CHASE PUD SUBDIVISION
 RESOLUTION 2018-64
 ORDINANCE 2018-43
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/23/2018



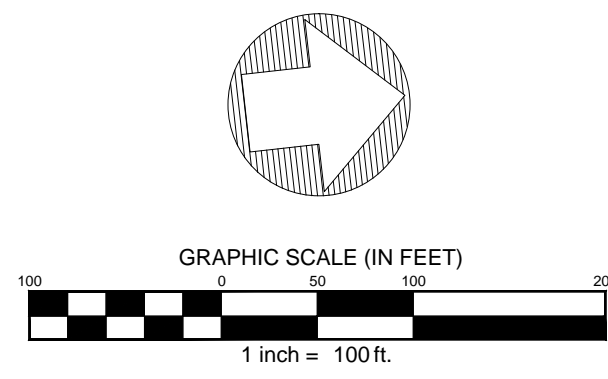
Project Information

Existing Zoning: R-1
 Proposed Zoning: SD-R
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 22.07 acres
 Proposed Number of Dwelling Units: 44
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Carothers Chase Rezoning / 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.



- Symbol Legend**
- Denotes
 - IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE

DEED REFERENCE

Owner: Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427, Registers Office, Williamson County, Tennessee.

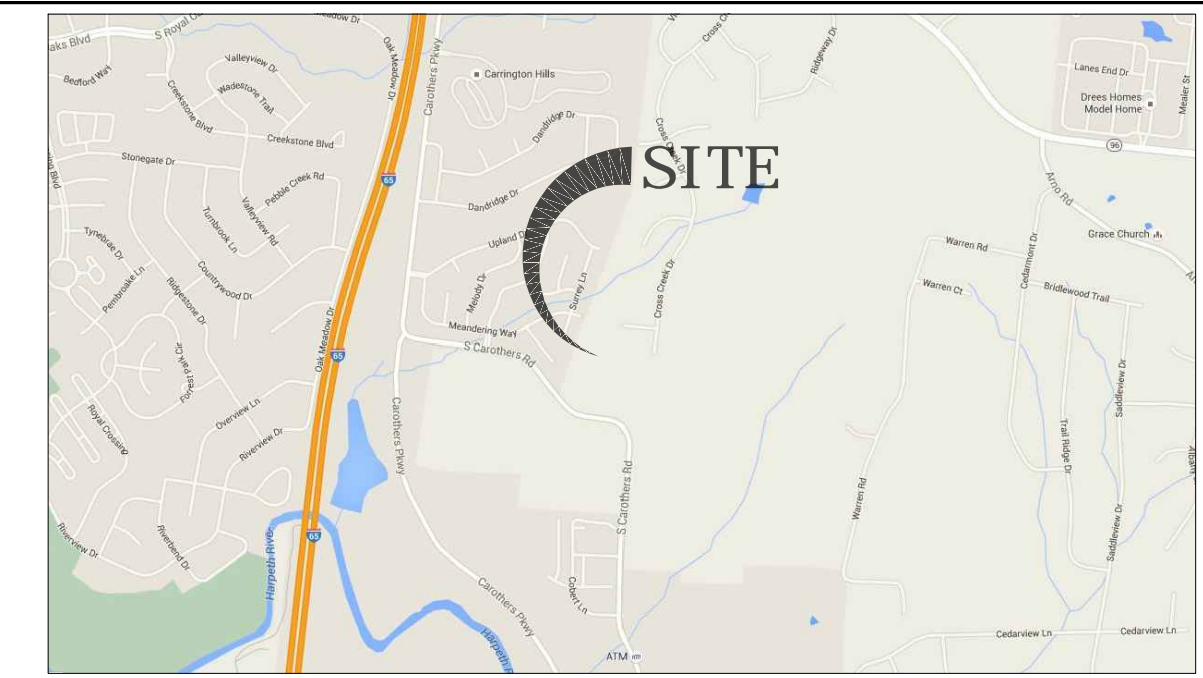
SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section 05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Clint T Elliott, TN RLS # 2347

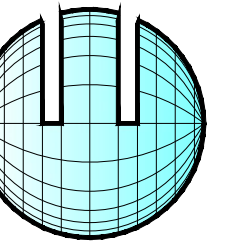
SURVEYOR'S NOTES

1. This Property is located in the 14th Civil District of Williamson County Tennessee.
2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on the current FEMA Firm Community Panel.
4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
5. A Title Report was not provided for the preparation of this survey, therefore this survey is subject to the findings of an accurate title search.
6. This Survey does not address the existence or non-existence of any wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.



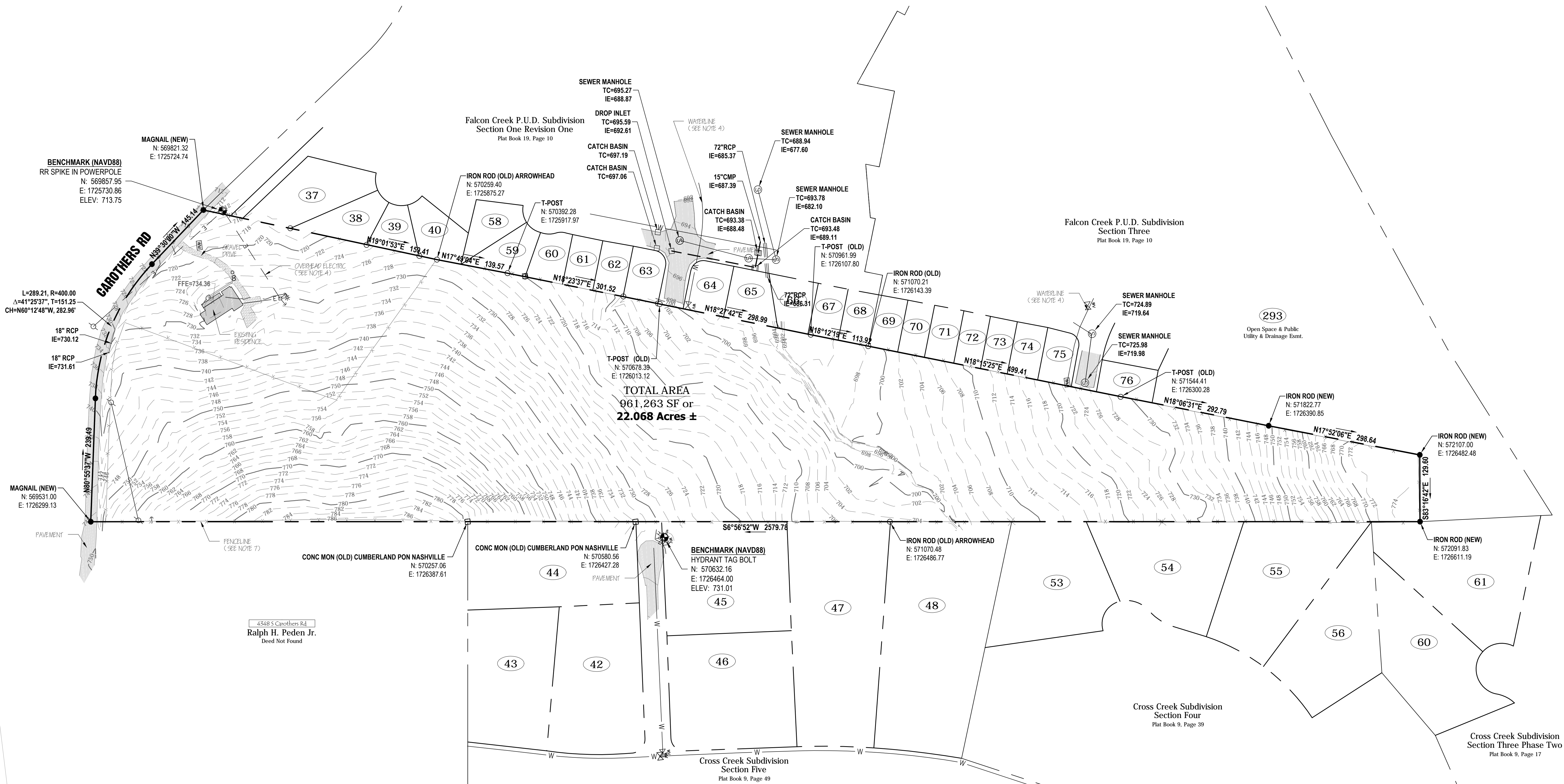
VICINITY MAP
1" = 1000'

CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
1700 Hayes St. #301, Nashville, TN 37203
clint@clintelliotts.com
(615) 490-3236



Boundary & Topographic Survey

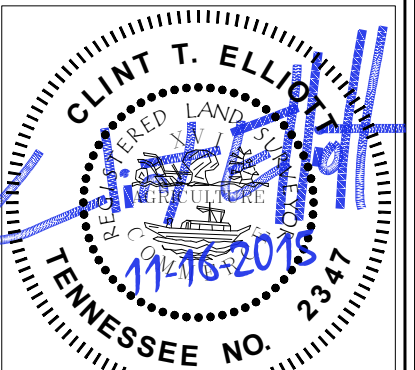
4338 S Carothers Road
Franklin, Williamson County, Tennessee



PLOT DATE: 11/16/2015 11:29:22 AM
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4338 S Carothers Rd
Ralph H. Peden Jr.
Deed Not Found

Rev.	Date	Revision Description



Issue Date: 7-23-2015
Project ID: 150916 CAROTHERS
Drafted By: JG
Checked By:
Sheet Title:

Boundary & Topographic Survey

Sheet No.
V-1.00