

RESOLUTION 2014-92

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE HARPETH SQUARE PUD SUBDIVISION WITH 7 MODIFICATIONS OF STANDARDS (MOS1-SETBACKS; MOS2-FACADE OCCUPANCY WITHIN FRONT SETBACK; MOS3-FACADE OCCUPANCY WITHIN SIDE SETBACK OF CORNER LOTS; MOS4-FACADE DESIGN VARIATION; MOS5-PARKLAND DEDICATION; MOS6-TREE CANOPY PRESERVATION; MOS7-FESTIVAL LIGHTS), LOCATED AT VARIOUS PROPERTIES WITHIN THE BLOCK OF MAIN STREET EAST, 1ST AVENUE NORTH, BRIDGE STREET, AND 2ND AVENUE NORTH, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

| Map--Parcel | Acres |
|-------------|-------|
| 078C-D01300 | ±0.96 |
| 078C-D01400 | ±0.13 |
| 078C-D01500 | ±1.97 |
| 078C-D01600 | ±0.42 |

| | |
|--------------|--------------|
| 078C-D02200 | ±0.25 |
| 078C-D02300 | ±0.34 |
| 078C-D02301 | ±0.31 |
| 078C-D02400 | ±0.10 |
| TOTAL | ±4.48 |

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54°31'19"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°28'54"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55°17'18"W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP

78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

2. That the overall entitlements for the Harpeth Square PUD Subdivision are as follows:

| Entitlements | Harpeth Square PUD Subdivision |
|---|--|
| Base Zone | Central Commercial (CC) |
| Character Area Overlay | Central Franklin Character Area Overlay #1 |
| Other Zoning Overlays | Historic Preservation Overlay (HPO), Floodway Overlay (FWO), Floodway Fringe Overlay (FFO) |
| Number of Dwelling Units | 151 |
| Number of Nonresidential Square Footage | 12,000 existing to remain, 21,650 proposed; 33,650 total |
| Number of Hotel Rooms | 115 |
| Connectivity Index | N/A |
| Development Standard | Traditional |
| Open Space Requirements | Formal: 0.13 acres Informal: N/A Total: 0.13 acres |

3. 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 Department.
4. That the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

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|---|--|
| <p>MOS 1: Setbacks</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request to provide setbacks that are respectful of the existing neighboring buildings, and to align with them to form the building setback line. <i>Staff recommended approval.</i></p> |
| <p>MOS 2: Façade occupancy within front setback</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request for final plans to conform to the development plan PUD as approved by BOMA, for the percentage of primary building wall occupying the front property line. <i>Staff recommended approval.</i></p> |
| <p>MOS 3: façade occupancy within side setback of corner lots</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request for final plans to conform to the development plan PUD as approved by BOMA, for the percentage of primary building wall occupying the side street property line. <i>Staff recommended approval.</i></p> |
| <p>MOS 4: Façade design variation</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request a minimum façade variation every 50 feet. <i>Staff recommended approval.</i></p> |
| <p>MOS 5: Parkland Dedication</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Pike (16,900 SF) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. <i>Staff recommended denial.</i></p> |
| <p>MOS 6: Tree Canopy Preservation</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request to save only the trees identified on the development plans. <i>Staff recommended approval.</i></p> |
| <p>MOS 7: Festival Lights</p> <p>Approved: _____</p> <p>Denied: _____</p> | <p>Request to use festival lights as accents to courtyards. <i>Staff recommended d.</i></p> |

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5. 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 09/25/14

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 09/25/14

NEIGHBORHOOD MEETING: 10/06/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL: