

**RESOLUTION 2019-88  
As Amended**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS GLEN PUD  
SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF SOUTH CAROTHERS ROAD AND  
EAST OF SURREY LANE, AT 4338 & 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 2019-34; 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
089-30	19.07
089-30.01	3
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 Glen as follows:

Entitlements	Carothers Glen
Base Zone District	SD-R 2.03
Character Area Overlay	MECO-6
Other Zoning Overlays	
Development Standard	Conventional
Number of Dwelling Units	45
Number of Nonresidential Square Footage	NA
Number of Hotel Rooms	NA
Connectivity Index	1.75
Open Space Requirements	Formal 1.12 acres required Informal 2.12 acres required
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 2019-34, 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:

July 2, 2019

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

August 22, 2019

NEIGHBORHOOD MEETING:

July 24, 2019

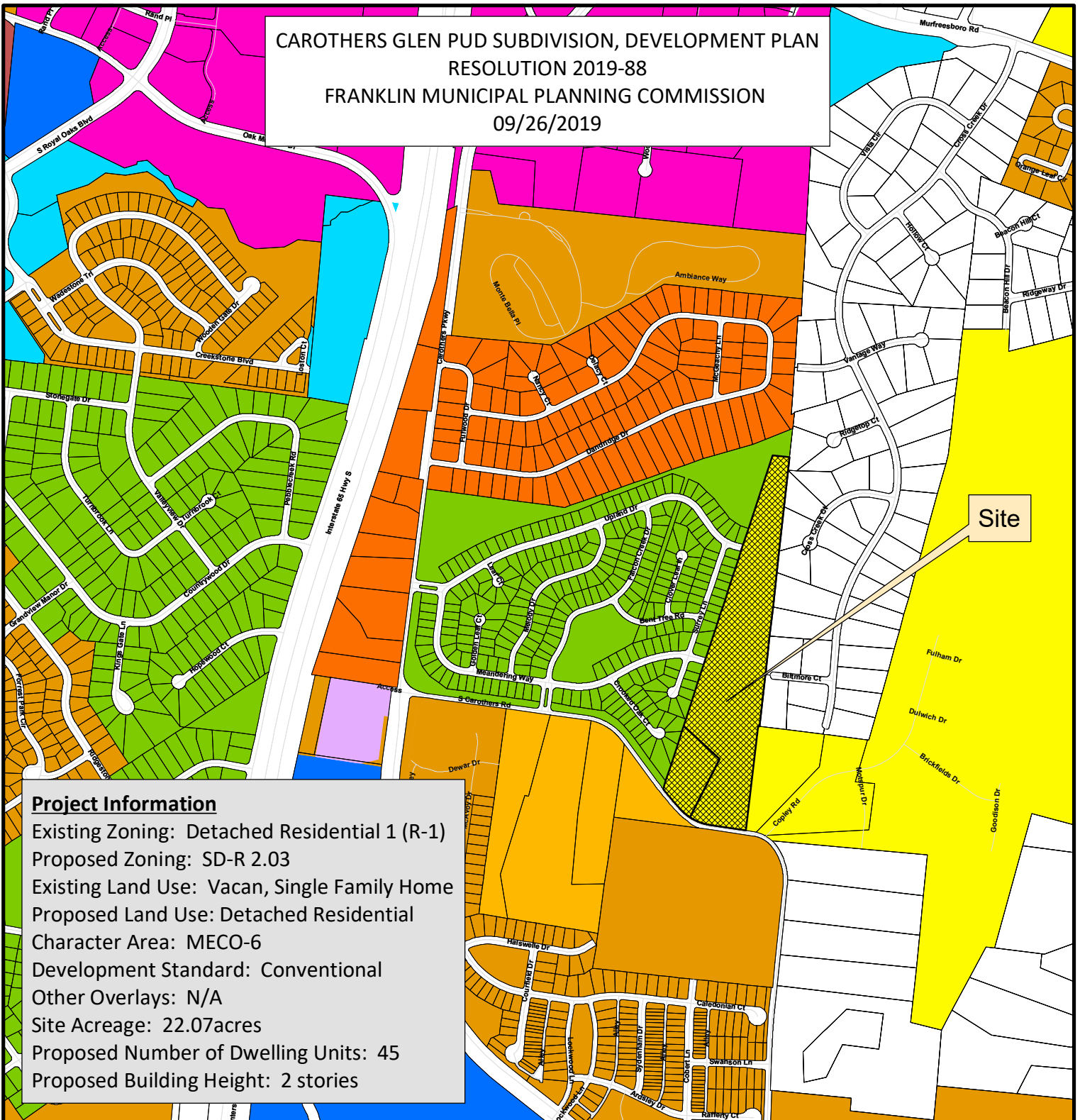
PLANNING COMMISSION RECOMMENDED APPROVAL:

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PUBLIC HEARING AND BOMA APPROVAL:

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CAROTHERS GLEN PUD SUBDIVISION, DEVELOPMENT PLAN  
 RESOLUTION 2019-88  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 09/26/2019



**Project Information**

Existing Zoning: Detached Residential 1 (R-1)  
 Proposed Zoning: SD-R 2.03  
 Existing Land Use: Vacan, Single Family Home  
 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: 45  
 Proposed Building Height: 2 stories

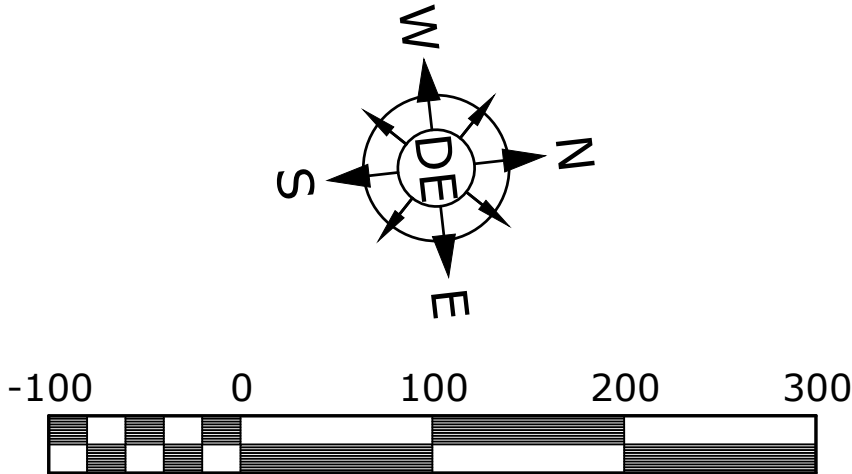
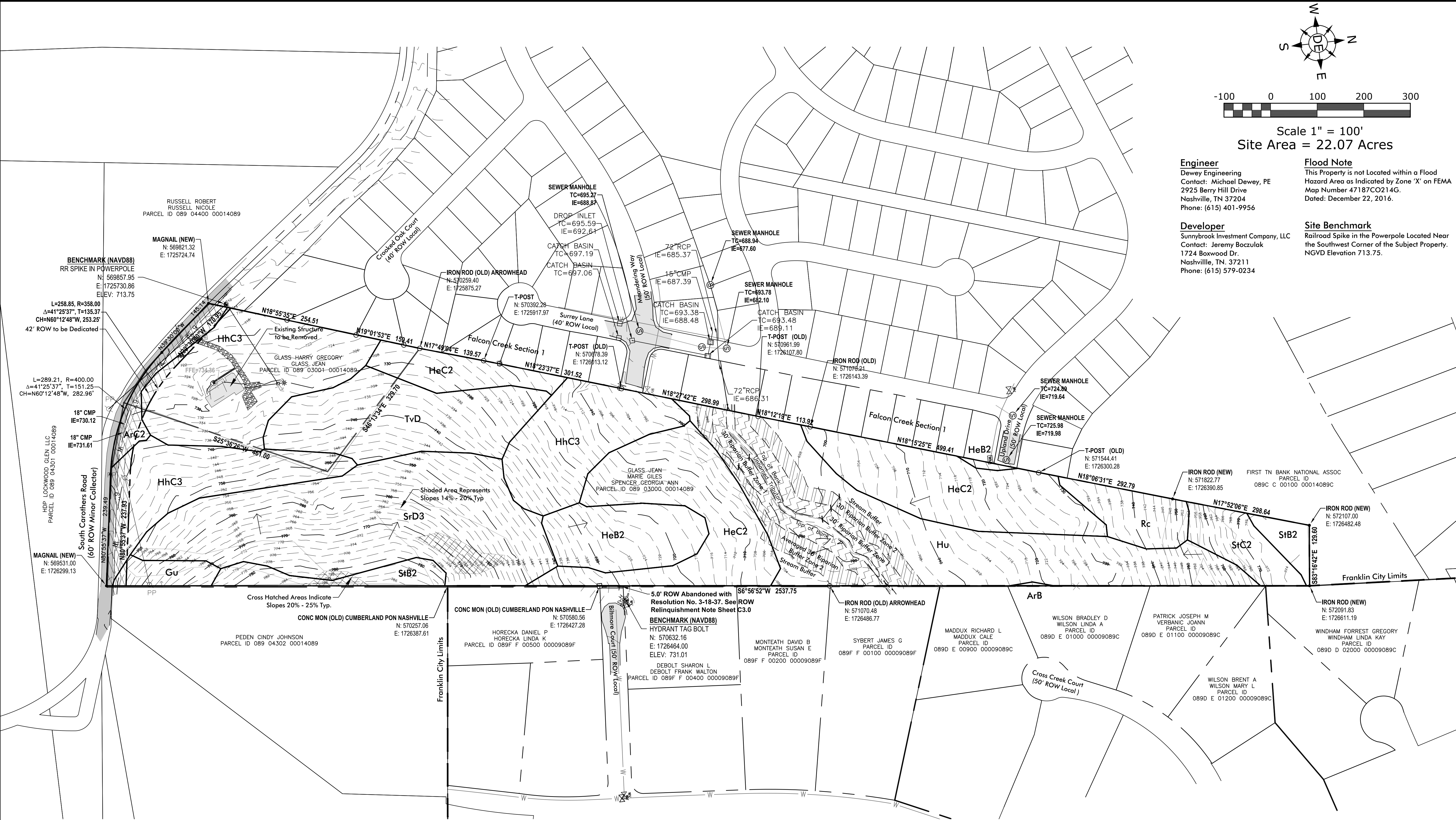
- |  |                                       |
|--|---------------------------------------|
| MAP COF 7070 Carothers Glen DP         | SD-R Specific Development-Residential |
| AG Agricultural District               | SD-X Specific Development-Variety     |
| ER Estate Residential                  | 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   |



0 250 500 1,000  
 Feet

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.  
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Scale 1" = 100'  
Site Area = 22.07 Acres

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 401-9956

**Developer**  
Sunnybrook Investment Company, LLC  
Contact: Jeremy Boczulak  
1724 Boxwood Dr.  
Nashville, TN. 37211  
Phone: (615) 579-0234

**Flood Note**  
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.  
Dated: December 22, 2016.

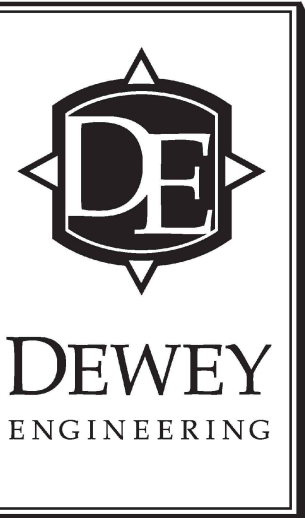
**Site Benchmark**  
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.  
NGVD Elevation 713.75.

Revisions:

Drawing Notes:  
COF Project #6773  
(Development Plan)  
COF Project #6772  
(Rezoning Request)

Date: August 12, 2019

**Carrothers Glen**  
Being Parcel 30 & 30.01 on Tax Map 89  
Franklin, Williamson County, Tennessee



Overall  
Existing  
Conditions  
Plan

**C1.0**  
2 of 10

Legal Description of Property to be Rezoned:  
Commencing at a Point Along the North Right-of-Way of South Carrothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.  
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,  
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.  
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.  
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.  
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.  
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.  
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.  
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.  
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.  
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.  
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.  
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.  
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.  
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Existing Conditions Sheet Shows Field Run Survey Data Provided by Clint Elliott Surveying Dated 7/23/2015.

**Note:**  
No Mineral Rights are Held by Parties Outside of the Owner.

