

**RESOLUTION 2019-40
AS AMENDED**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR SOUTHBROOKE PUD
SUBDIVISION, FOR SEVERAL PROPERTIES LOCATED EAST AND WEST OF LEWISBURG
PIKE AND NORTH AND SOUTH OF THE INTERSECTION AT STREAM VALLEY BOULEVARD.**

WHEREAS, Florence McKeithan; Dwight Stacey; Hill Tennessee, LLC; and Marvin Pratt, (“Owners”) of property located east and west of Lewisburg Pike and north and south of the intersection at Stream Valley Boulevard (“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 2019-42 and Resolution 2019-41; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2019-13; 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
117-12.00	32.307 AC
117-13.00	40.181 AC
118-49.00	
117-19.01	74.953 AC
117-19.02	
117-14.00	171.050 AC
118-49.01	
118-50.01	
118-50.02	
133-01.00	
Total	

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

SECTION III. That the overall entitlements for the Southbrooke PUD Subdivision are as follows:

Entitlements	Southbrooke PUD Subdivision
Base Zone District	SD-R (2.36)
Character Area Overlay	GCCO-5 & MLCO-2
Other Zoning Overlays	HHO
Development Standard	Either
Number of Dwelling Units	749
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.77
Open Space Requirements	Zoning Ordinance requires 15% Total Applicant is providing 17.5% Total *** (Not counting Parkland Dedication)

	Applicant providing 56.7% total open space (Conservation Subdivision in Envision Franklin requires at least 50%) ***(Envision Franklin open space calculations include Parkland Dedication)
Number of Phases in Development	6

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 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: March 5, 2019

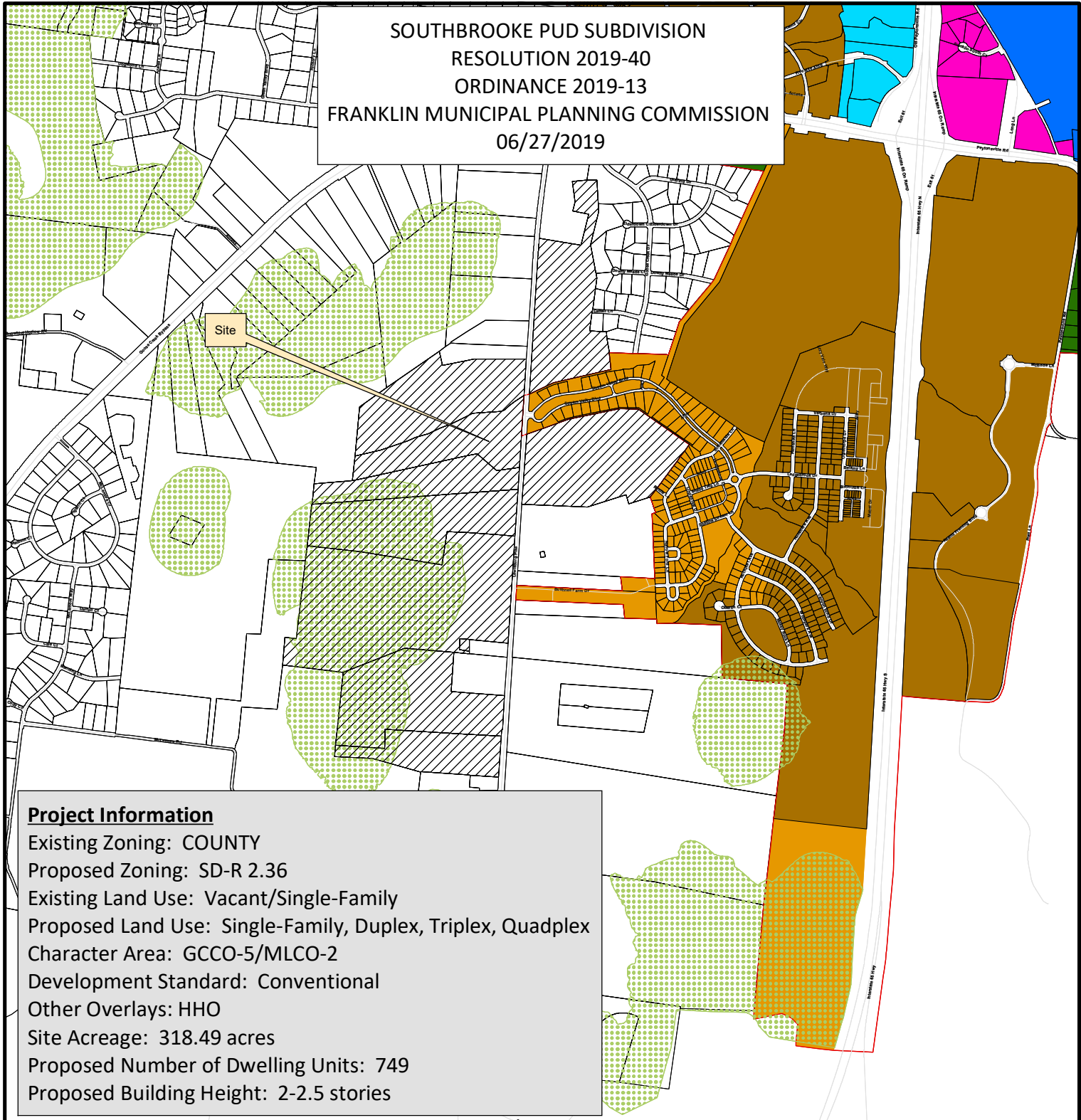
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: April 25, 2019

NEIGHBORHOOD MEETING: March 5, 2019

PLANNING COMMISSION RECOMMENDED _____:

PUBLIC HEARING AND BOMA APPROVAL: _____

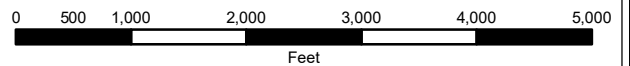
SOUTHBROOKE PUD SUBDIVISION
 RESOLUTION 2019-40
 ORDINANCE 2019-13
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: COUNTY
 Proposed Zoning: SD-R 2.36
 Existing Land Use: Vacant/Single-Family
 Proposed Land Use: Single-Family, Duplex, Triplex, Quadplex
 Character Area: GCCO-5/MLCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 318.49 acres
 Proposed Number of Dwelling Units: 749
 Proposed Building Height: 2-2.5 stories

- | | |
|--|---------------------------------------|
| Southbrooke | SD-R Specific Development-Residential |
| HHO | 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 2018. All rights reserved.



SOIL MAP - N.T.S.

Table of soil types and their characteristics, including codes like AmC3, A#B, A#R2, etc., and descriptions of soil erosion and composition.

STORMWATER NARRATIVE

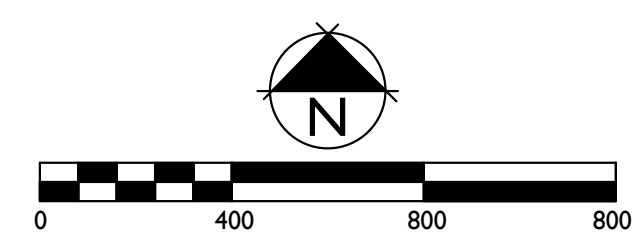
Basin A: BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY-LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION. Basin Area: 2.7 ACRES. Basin B: Basin B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. Basin Area: 419.3 ACRES. Basin C: Basin C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVEYANCE PRIOR TO ENTERING A SMALL POND. Basin Area: 45.7 ACRES. Basin D: Basin D SHEETS FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION. Basin Area: 4.2 ACRES. Basin E: Basin E DRAINS TO A WET WEATHER CONVEYANCE INTO A SMALL POND. Basin Area: 130.5 ACRES.

EXISTING TREE CANOPY

Table with columns for Tree Area and Existing canopy. Total existing canopy is 5,417,690 SF, which is 39% of the total site area.

NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS. 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, TN. 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES. 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



MGA-1 ZONING (WILLIAMSON COUNTY) MLCO-2 CHARACTER AREA

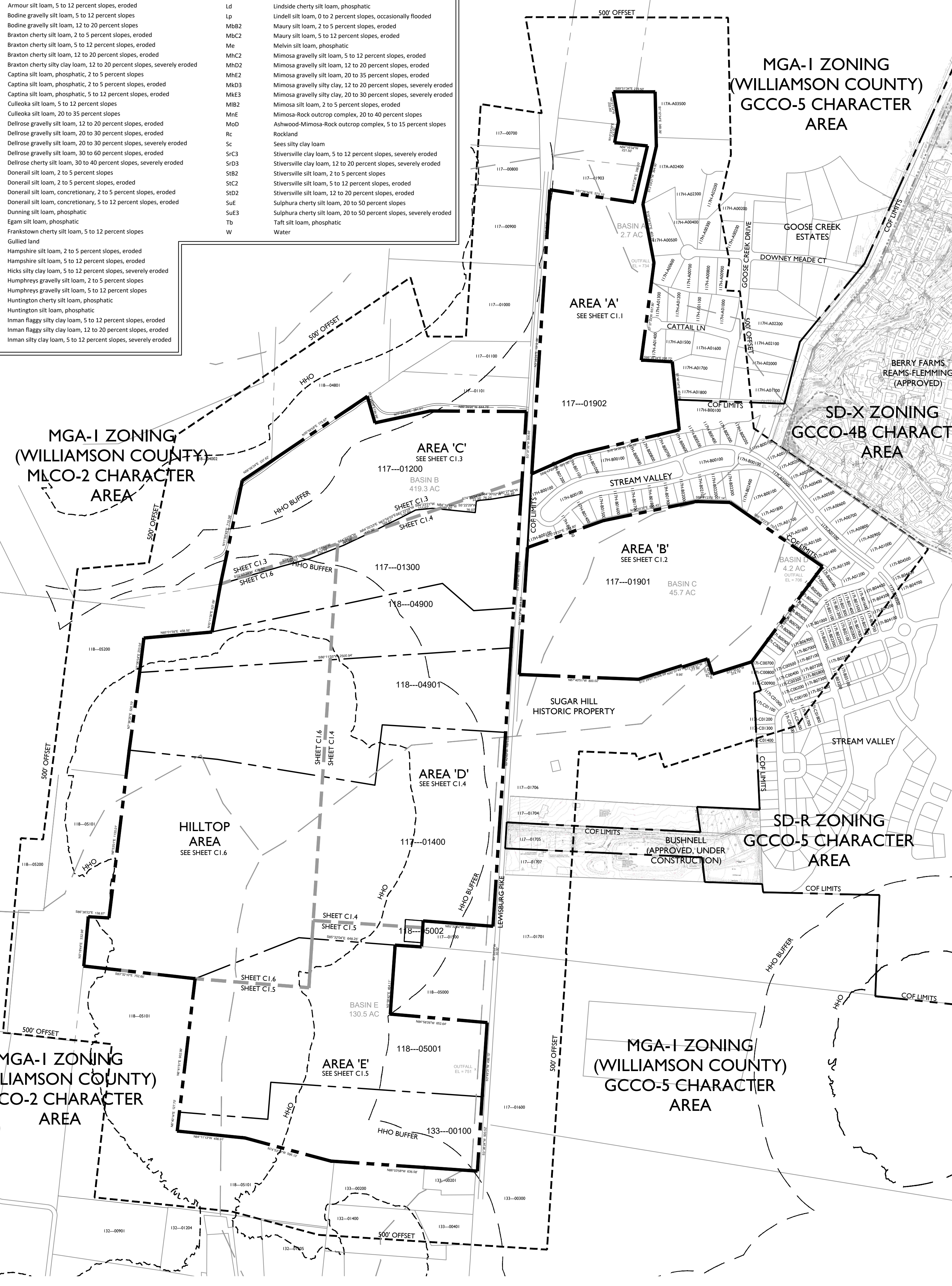
MGA-1 ZONING (WILLIAMSON COUNTY) GCCO-5 CHARACTER AREA

SD-X ZONING GCCO-4B CHARACTER AREA

SD-R ZONING GCCO-5 CHARACTER AREA

MGA-1 ZONING (WILLIAMSON COUNTY) MLCO-2 CHARACTER AREA

MGA-1 ZONING (WILLIAMSON COUNTY) GCCO-5 CHARACTER AREA



ADJACENT PROPERTY OWNERS

Table listing adjacent property owners with columns for parcel ID, owner name, and address.

LEGAL DESCRIPTIONS

Detailed legal descriptions for various parcels, including references to Williamson County records and specific acreage.

SITE DATA CHART

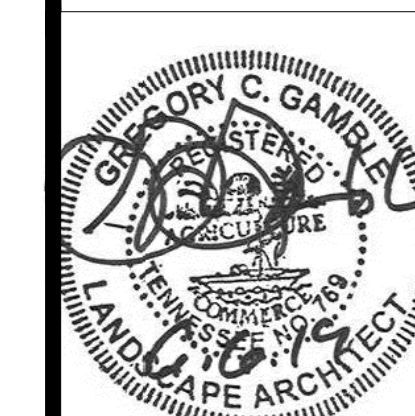
Table of site data including Project Name, Address, County, Existing Zoning, Proposed Zoning, and Parcel Owners.

LEGAL DESCRIPTIONS

Additional legal descriptions for parcels, detailing boundaries and ownership details.



SOUTH BROOKE PUD SUBDIVISION REZONING REQUEST Franklin, Williamson County, Tennessee



Revision Date, Overall Existing Conditions, SHEET C1.0, COF # 6974