

**RESOLUTION 2019-115**

**A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR TOWNSHIP PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF CHURCHILL PLACE AND NORTH OF MURFREESBORO ROAD, 1111 & 1123 MURFREESBORO ROAD**

**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 the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

**WHEREAS**, the BOMA originally rezoned the subject Property as part of Ordinance 2014-42 on March 3, 2015, and originally approved a Development Plan for the subject property as part of Resolution 2014-93 on February 24, 2015; 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 in Resolution 2014-42 initiated a vesting period during which the development standards adopted by the City, and in effect on March 10, 2015, remain the standards applicable to the approved PUD Development Plan; and

**WHEREAS**, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

**WHEREAS**, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

**WHEREAS**, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2019-46.

**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
Map 79B, Parcel 6.01	1.22
6.03	13.69
6.04	2.39
6.05	.23
<b>Total</b>	<b>17.53</b>

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

**SECTION III:** That the overall entitlements, as amended, for the Township PUD Subdivision are as follows:

<b>Entitlements</b>	<b>Township</b>
Original Base Zone District/ Requested Base Zone District	Specific Development Variety District SD-X (3.39, 68,961)/ Planned District (PD 2.74/68,961)
Character Area Overlay	MECO-9
Other Zoning Overlays	NA
Development Standard	Conventional
Number of Dwelling Units	35
Number of Nonresidential Square Footage	68,961
Open Space Requirements	37,660
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. 2014-42  Date of approval: 2/24/2015
Previously Approved Modification of Development Standards	MOS 1 Increase the maximum building length from 200 feet to 381 feet  MOS 2 Residential garage standards allowing one 16-foot-wide door  MOS 3

	Residential garage standards allowing front facing garages MOS 4 Minimum building foundation height for town home to be 4 inches from finished grade
Development Plan Revision Number	1

**SECTION IV:** That the Revised 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 2019-46, 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: 10/8/2019

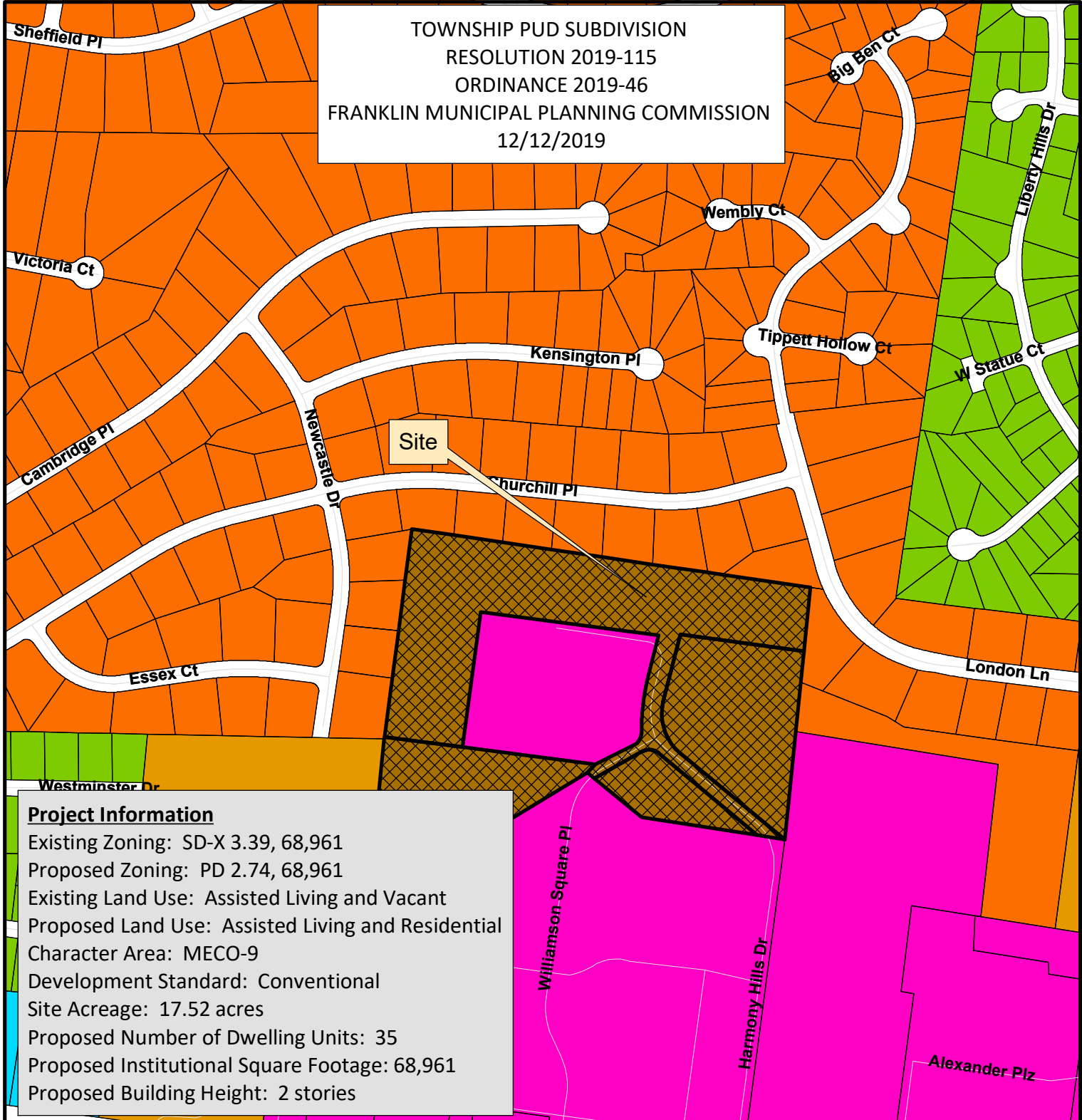
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 10/24/2019

NEIGHBORHOOD MEETING: 10/9/2019

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

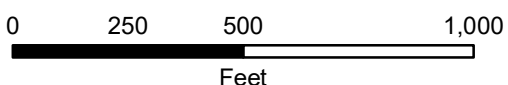
TOWNSHIP PUD SUBDIVISION  
 RESOLUTION 2019-115  
 ORDINANCE 2019-46  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 12/12/2019



**Project Information**

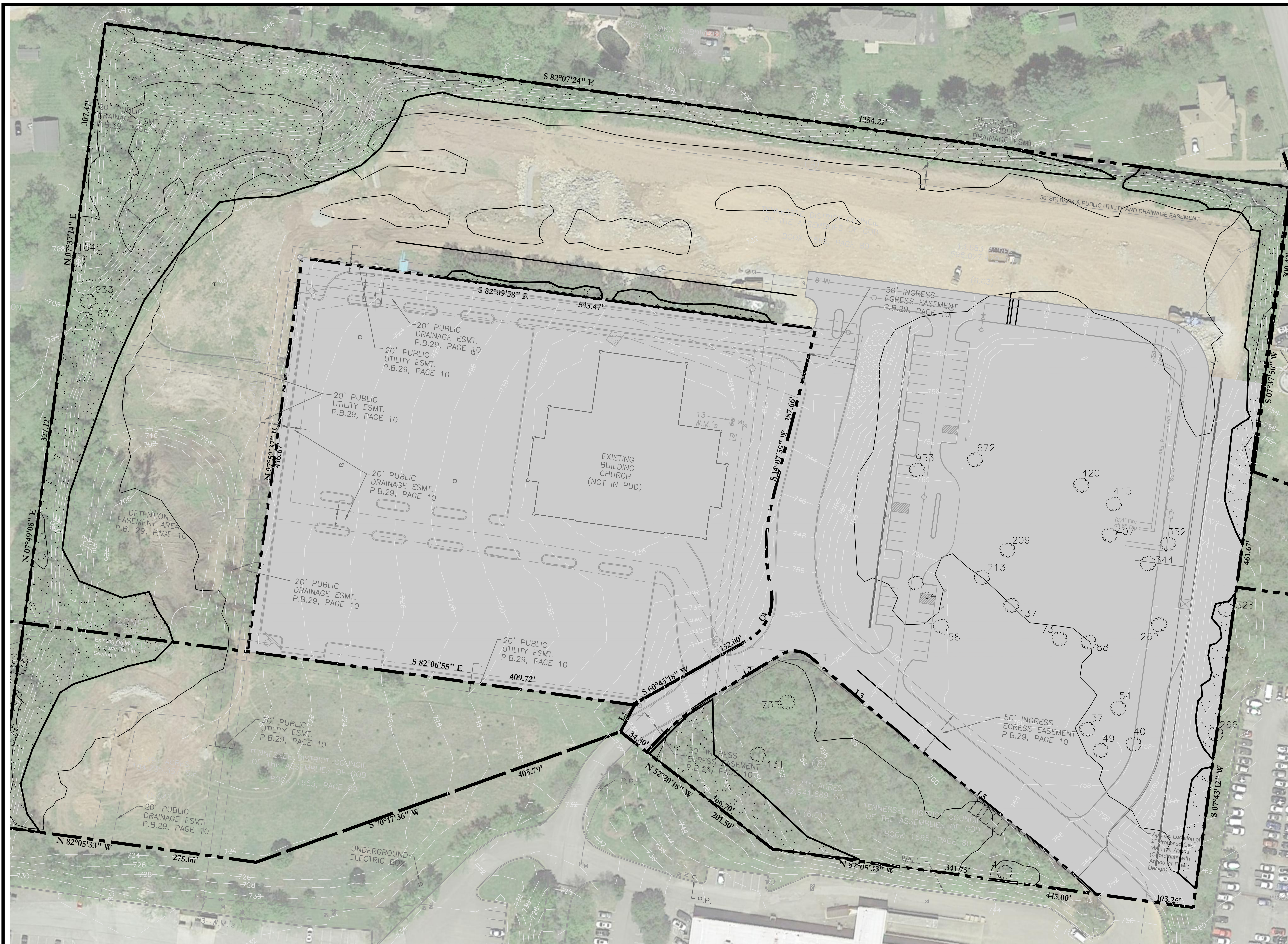
Existing Zoning: SD-X 3.39, 68,961  
 Proposed Zoning: PD 2.74, 68,961  
 Existing Land Use: Assisted Living and Vacant  
 Proposed Land Use: Assisted Living and Residential  
 Character Area: MECO-9  
 Development Standard: Conventional  
 Site Acreage: 17.52 acres  
 Proposed Number of Dwelling Units: 35  
 Proposed Institutional Square Footage: 68,961  
 Proposed Building Height: 2 stories

- |  |                                       |
|--|---------------------------------------|
| COF 7112 & 7113 Township 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.





### SITE DATA CHART

PROJECT NAME: TOWNSHIP PUD  
 PROJECT #: XXXX  
 SUBDIVISION: WILLIAMSON SQUARE  
 LOT NUMBER: N/A  
 ADDRESS: 1127 MURFREESBORO ROAD, FRANKLIN, TN, WILLIAMSON  
 COUNTY: Williamson  
 CIVIL DISTRICT: 9  
 EXISTING ZONING: SD-X 3.39, 68.961  
 PROPOSED ZONING: SD-X 2.74, 68.961  
 OTHER CHARACTER AREA: MECO-9  
 OTHER APPLICABLE OVERLAYS: N/A  
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
 ACREAGE OF SITE: 17.29  
 SQUARE FOOTAGE OF SITE: 753,152

OWNER 1: JD EATHERLY  
 ADDRESS: 1720 W. END AVE. #600, NASHVILLE, TN 37203

OWNER 2: S & E PARTNERS  
 ADDRESS: 1720 W. END AVE. #600, NASHVILLE, TN 37203

APPLICANT: GAMBLE DESIGN COLLABORATIVE  
 ADDRESS: 324 LIBERTY PIKE, SUITE 145, (615) 975-5765, GREG.GAMBLE@GDC-TN.COM, GREG GAMBLE

CONTACT: GREG GAMBLE

### LEGEND

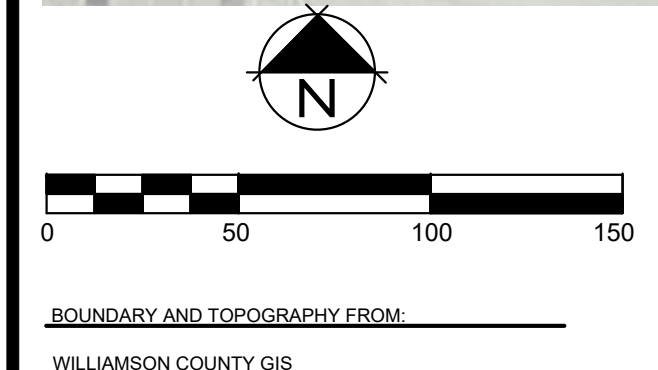
EXISTING TREE CANOPY

### TREE CANOPY RETENTION CHART

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,085 SF	28,866 SF	111,219 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,372 SF	143,769 SF	11,603 SF
TA 4	39,990 SF	30,311 SF	9,679 SF
<b>TOTAL SF</b>	<b>350,715 SF</b>	<b>215,424 SF</b>	<b>135,291 SF</b>
<b>TOTAL ACRES</b>	<b>8.05 AC</b>	<b>4.94 AC</b>	<b>3.10 AC</b>

**TREE CANOPY DATA**

EXISTING TREE CANOPY: 350,715 SF  
 350,715 SF / 753,219 SF = 47% OF TOTAL SITE  
 REQUIRED CANOPY PRESERVATION = 45% OF TOTAL CANOPY  
 350,715 SF \* 45% = 157,822 SF  
 PROVIDED CANOPY PRESERVED = 135,291 SF (39% OF TOTAL EXISTING CANOPY)



BOUNDARY AND TOPOGRAPHY FROM: WILLIAMSON COUNTY GIS



RES 2019-115 Exhibit A

# TOWNSHIP PUD REZONING REQUEST, REVISION 1

1127 MURFREESBORO ROAD  
 Franklin, Williamson County, Tennessee



Revision Date

△	
△	
△	
△	

ENLARGED EXISTING CONDITIONS  
**C1.1**  
 COF#XXXX