

RESOLUTION 2015-106

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HARPETH SQUARE PUD SUBDIVISION WITH 5 EXISTING MODIFICATIONS OF DEVELOPMENT STANDARDS AND 1 NEW MODIFICATION OF DEVELOPMENT STANDARDS (PARKLAND DEDICATION), FOR MULTIPLE PROPERTIES LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET.”

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 Alderman (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
078C-D01300	0.96
078C-D01400	0.13
078C-D01500	1.91
078C-D01601	0.42
078C-D02000	0.23
078C-D02200	0.25
078C-D02300	0.32
078C-D02301	0.34
078C-D02400	0.10
Total	4.66

Legal Description:

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W – 529.71' to a railroad spike in the asphalt;

THENCE; N 48°33'34" W – 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W – 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 59°24'37" W – 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E – 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W – 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E – 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

THENCE; with the northerly margin of Main Street N 60°16'06" E – 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W – 90.64' to an iron rod;

N 60°10'34" E – 66.00' to an iron rod;

S 30°24'06" E – 15.31' to an iron rod;

N 57°58'10" E – 20.00' to a point;

S 30°25'15" E – 20.00' to an iron rod;

S 29°21'40" E – 56.24' to a point in the northerly margin of Main Street;

THENCE; N 60°16'06" E – 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services, J. R. Faulk TN RLS 2122, dated 7/31/13 and 2/27/15. **SECTION II:** That the attached Location Map and Development Plan, as amended, 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 Harpeth Square PUD Subdivision are as follows:

Entitlements	Harpeth Square PUD
Base Zone District	SD-X (33.4/35000/115)
Character Area Overlay	CFCO-1
Other Zoning Overlays	HPO, FFO, FWO
Development Standard	Traditional
Number of Dwelling Units	160
Number of Nonresidential Square Footage	35,000
Number of Hotel Rooms	115
Connectivity Index	n/a
Open Space Requirements	6,312 SF, Formal
Number of Phases in Development	1
Original Development Plan Approval	Resolution No. 2014-92 Date of approval: 03/10/15
Revision Number	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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Alderman, after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: Parkland Dedication</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to permit the use of the required parkland dedication fees be used to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park.</p> <p><i>Staff recommended approval.</i></p>
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SECTION VI. 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.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____10/21/2015_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____10/22/2015_____

NEIGHBORHOOD MEETING: _____10/19/2015_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____