

RESOLUTION 2015-101

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS CROSSING EAST PUD SUBDIVISION WITH 3 MODIFICATIONS OF DEVELOPMENT STANDARDS (1. EXCEED MAXIMUM PARKING LOT WIDTH, 2. REDUCTION IN LANDSCAPE BUFFER, 3.ACCESSORY USE IN FRONT YARD), FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LIBERTY PIKE, 1214 LIBERTY PIKE.”

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 of the City of Franklin, Tennessee, after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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 is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
p/o 079-04000	15.35
Total	15.35

Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located in the northeasterly quadrant of the intersection of Carothers Parkway and Liberty Pike also being a portion of Lot 3, as shown on the final plat of Duke Properties of record in Plat Book 56, Page 2, Register’s Office of Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right-of-way line of Liberty Pike, said iron rod being the southeasterly corner of said Lot 3:

THENCE, with said right-of-way the following calls:

N 72°07’30" W, 139.88 feet to a concrete monument (old),

N 73°56'15" W, 231.31 feet,

With a curve to the left an arc distance of 113.20 feet, said curve having a central angle of 10°19'44", a radius of 627.96 feet, a tangent of 56.76 feet, and a chord of N 79°06'06" W, 113.05 feet,

N 84°15'57" W, 78.14 feet;

THENCE, leaving said right-of-way and crossing said Lot 3 with a severance line the following calls:

N 05°30'59" E, 12.95 feet,
N 84°29'01" W, 73.66 feet,

With a curve to the right an arc distance of 56.53 feet, said curve having a central angle of 80°58'35", a radius of 40.00 feet, a tangent of 34.15 feet, and a chord of N 43°59'44" W, 51.94 feet,

N 03°30'26" W, 406.87 feet,

With a curve to the right an arc distance of 126.42 feet, said curve having a central angle of 06°43'49", a radius of 1,076.24 feet, a tangent of 63.28 feet, and a chord of N 00°08'32" W, 126.35 feet,

S 80°49'03" E, 170.89 feet,

With a curve to the right an arc distance of 130.69 feet, said curve having a central angle of 13°53'16", a radius of 539.17 feet, a tangent of 65.67 feet, and a chord of N 11°52'10" E, 130.37 feet,

N 17°50'28" E, 304.12 feet,
N 31°48'23" E, 52.00 feet,
S 58°11'37" E, 66.44 feet,

With a curve to the left an arc distance of 30.96 feet, said curve having a central angle of 23°58'15", a radius of 74.00 feet, a tangent of 15.71 feet, and a chord of S 70°10'44" E, 30.73 feet,

S 82°10'13" E, 358.14 feet to the easterly line of said Lot 3;

THENCE, with said easterly line the following calls:

S 03°32'51" E, 300.49 feet,
S 09°01'05" W, 317.89 feet,

With a curve to the right an arc distance of 49.66 feet, said curve having a central angle of 02°01'57", a radius of 1,400.00 feet, a tangent of 24.83 feet, and a chord of S 72°09'31" E, 49.66 feet,

S 71°08'32" E, 37.21 feet,

S 18°07'34" W, 390.62 feet to the Point of Beginning;

Containing 668,567 square feet, or 15.35 acres, more or less.

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

SECTION III: That the overall entitlements for the Carothers Crossing East PUD Subdivision are as follows:

Entitlements	Carothers Crossing East PUD Subdivision
Base Zone District	General Commercial (GC)
Character Area Overlay	MECO-4
Other Zoning Overlays	Hillside Protection Overlay Buffer
Development Standard	Conventional
Number of Nonresidential Square Footage	168,577
Open Space Requirements	Formal: .36 acre Informal: 1.16 acres Total: 1.52 acres
Number of Phases in Development	2

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: <u>Exceed Maximum Parking Lot Width</u></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to _____.</p> <p><i>Staff recommended <u>Approval</u>.</i></p>
<p>MOS 2: <u>Landscape Buffer Reduction</u></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to _____.</p> <p><i>Staff recommended <u>Approval</u>.</i></p>
<p>MOS 3: <u>Accessory Use in the Front Yard Setback</u></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to _____.</p> <p><i>Staff recommended <u>Approval</u>.</i></p>

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: 10/06/2015

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 10/22/2015

NEIGHBORHOOD MEETING: 11/12/2015

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____