

RESOLUTION 2015-108

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR PARISH PRESBYTERIAN CHURCH PUD, FOR THE PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MCKAY’S MILL SUBDIVISION, 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST.”

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres 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 2015-73 and Resolution 2015-107/Ordinance 2015-75; and

WHEREAS, the BOMA has, or will, approve zoning for the property as part of Ordinance 2015-76; 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).

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
80-11.01	3.6
80-12.05	10.0
Total	13.6

Tract 1 (80-11.01)

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson's Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15' W 25 feet to a point; thence with the West margin of a 25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45' W 416.5 feet to a fence post; thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lng, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

Tract 2 (80-12.05)

Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with

Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00 acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

- a. Easement for right of way of Clovercroft Road.
- b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

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 Parish Presbyterian Church PUD are as follows:

Entitlements	Parish Presbyterian Church PUD
Base Zone District	CI – Civic and Institutional
Character Area Overlay	SWCO – Seward Hall Character Area, Special Area 2 (80-11.01) and Special Area 4 (80-12.05)
Other Zoning Overlays	NA
Development Standard	Conventional
Number of Dwelling Units	NA
Number of Nonresidential Square Footage	21,822 sq. ft.
Number of Hotel Rooms	NA
Connectivity Index	NA
Open Space Requirements	Formal: 0.68 acre Informal: NA
Number of Phases in Development	NA

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 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:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:
