

RESOLUTION 2015-110

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 117 GIST STREET PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF COLUMBIA AVENUE AND NORTH OF GIST STREET, LOCATED AT 117 GIST STREET.”

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve zoning for the property as part of Ordinance 2015-78; 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
078K-B-01600	0.45
Total	0.45

Land in Williamson County, Tennessee, being Lot No. 1 on the Plan of Gist Street of record in Plat Book 18, Page 1, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Kendall, an unmarried man, by Warranty Deed, from Jeffrey M. Tock and wife, Mary Ann Tock, dated July 31, 2007, of record in Book 4344, Page 98, Register's Office for Williamson County, Tennessee.

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 117 Gist Street PUD Subdivision are as follows:

Entitlements	Robert Baker PUD Subdivision
Base Zone District	SD-R 4.44- Specific Development-Residential
Character Area Overlay	CFCO-3 – Central Franklin Character Area
Other Zoning Overlays	NA
Development Standard	Traditional
Number of Dwelling Units	2
Number of Nonresidential Square Footage	NA
Number of Hotel Rooms	NA
Connectivity Index	NA
Open Space Requirements	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:
