

RESOLUTION 2016-20

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR EPOCH DEVELOPMENT PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF INTERSTATE 65, AT 840 AND 880 OAK MEADOW DRIVE.”

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-008; 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.

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
79-88 (portion of)	13.06
79.101.19	17.33
Total	30.39

LOT 24

MAP 79, PORTION OF PARCEL 88.00

SURVEY TRACT 1

A TRACT OF LAND IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY OAK MEADOW DRIVE, (RIGHT-OF-WAY WIDTH VARIES), ON THE EAST BY NASHVILLE LODGE NO. 72, B.P.O. ELKS,

RECORDED IN DEED BOOK 1708, PAGE 12, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.,T.) ON THE SOUTH BY OPEN SPACE LOT 808 AS SHOWN ON THE PLAN ENTITLED "CREEKSTONE COMMONS, P.U.D SUBDIVISION, SECTION FOUR" OF RECORD IN PLAT BOOK P58, PAGE 10, R.O.W.C.,T. AND LOT 27 AS SHOWN ON THE PLAN ENTITLED "CREEKSTONE COMMONS, REVISION FOUR" OF RECORD IN PLAT BOOK P49, PAGE 110, R.O.W.C.,T. AND ON THE WEST BY THE REMAINDER OF LOT 24 OF FINAL PLAN OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, OF RECORD IN PLAT BOOK 29, PAGE 139, R.O.W.C.T AND BEING DESCRIBED ACCORDING TO A SURVEY DATED OCTOBER 15, 2015 AND PREPARED BY KEVIN L. BIRDWELL, R.L.S. NO. 1797 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING IN THE EAST RIGHT-OF-WAY LINE OF SOUTH ROYAL OAKS BOULEVARD AND BEING THE SOUTH END OF A CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH ROYAL OAKS BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE AND PROCEEDING AS FOLLOWS:

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 72.76 FEET, A CENTRAL ANGLE OF 83 DEGREES 22 MINUTES 19 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 31 MINUTES 21 SECONDS EAST, 66.50 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA) IN THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE THE FOLLOWING TWO CALLS:

1. SOUTH 48 DEGREES 47 MINUTES 29 SECONDS EAST, 121.81 FEET;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 71.61 FEET, A CENTRAL ANGLE OF 05 DEGREES 00 MINUTES 12 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 17 MINUTES 35 SECONDS EAST, 71.58 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA), **THE POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

THENCE, WITH SAID SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE THE FOLLOWING THREE CALLS:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 330.94 FEET, A CENTRAL ANGLE OF 23 DEGREES 07 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 21 MINUTES 21 SECONDS EAST, 328.69 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA);
2. SOUTH 76 DEGREES 55 MINUTES 03 SECONDS EAST, 834.46 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA);
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 537.96 FEET, AN ARC LENGTH OF 464.57 FEET, A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 46 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 10 MINUTES 40 SECONDS EAST, 450.27 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED (RSA);

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE AND WITH THE NORTH LINE OF THE NASHVILLE LODGE NO. 72, B.P.O. ELKS PROPERTY, NORTH 83 DEGREES 59 MINUTES 15 SECONDS WEST, 376.29 FEET TO A 1/2 INCH DIAMETER IRON ROD (OLD),

THENCE, WITH THE WEST LINE OF THE NASHVILLE LODGE NO. 72, B.P.O. ELKS PROPERTY, SOUTH 05 DEGREES 14 MINUTES 00 SECONDS WEST, PASSING A WITNESS IRON ROD (NEW) ON THE NORTH SIDE OF WATSON BRANCH AT A DISTANCE OF 298.26 AND A TOTAL DISTANCE OF 323.26 FEET TO A POINT IN THE CENTER OF WATSON BRANCH, SAID POINT BEING THE NORTHEAST CORNER OF LOT 808 ON SAID PLAN OF CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION FOUR;

THENCE, WITH THE CENTERLINE OF WATSON BRANCH AND THE NORTH LINE OF LOT 808 OF SAID CREEKSTONE COMMONS P.U.D. SUBDIVISION, SECTION FOUR AND THE NORTH LINE OF LOT 27 ON SAID PLAN OF CREEKSTONE COMMONS SUBDIVISION, REVISION 4 THE FOLLOWING SIXTEEN BEARINGS AND DISTANCES:

1. NORTH 83 DEGREES 48 MINUTES 10 SECONDS WEST, 161.22 FEET;
2. SOUTH 61 DEGREES 46 MINUTES 08 SECONDS WEST, 106.65 FEET;
3. SOUTH 86 DEGREES 48 MINUTES 30 SECONDS WEST, 198.12 FEET;

4. NORTH 65 DEGREES 28 MINUTES 52 SECONDS WEST, 120.02 FEET;
5. NORTH 24 DEGREES 43 MINUTES 04 SECONDS WEST, 244.21 FEET;
6. NORTH 84 DEGREES 36 MINUTES 00 SECONDS WEST, 115.35 FEET;
7. NORTH 52 DEGREES 04 MINUTES 01 SECONDS WEST, 87.70 FEET;
8. NORTH 57 DEGREES 18 MINUTES 12 SECONDS WEST, 163.19 FEET;
9. NORTH 29 DEGREES 52 MINUTES 55 SECONDS WEST, 101.80 FEET;
10. NORTH 74 DEGREES 02 MINUTES 09 SECONDS WEST, 41.15 FEET;
11. NORTH 48 DEGREES 56 MINUTES 27 SECONDS WEST, 137.25 FEET;
12. SOUTH 88 DEGREES 57 MINUTES 25 SECONDS WEST, 67.60 FEET,
13. SOUTH 10 DEGREES 32 MINUTES 54 SECONDS WEST, 26.12 FEET,
14. SOUTH 74 DEGREES 19 MINUTES 35 SECONDS WEST, 89.75 FEET,
15. NORTH 75 DEGREES 22 MINUTES 06 SECONDS WEST, 55.08 FEET,
16. NORTH 62 DEGREES 35 MINUTES 03 SECONDS WEST, 10.27 FEET,

THENCE, LEAVING WATSON BRANCH WITH A THE CENTERLINE OF A DRAINAGE DITCH AND SEVERING SAID LOT 24 OF FINAL PLAN OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, THE FOLLOWING SEVEN BEARINGS AND DISTANCES:

1. NORTH 39 DEGREES 40 MINUTES 55 SECONDS EAST, 27.30 FEET,
2. SOUTH 89 DEGREES 07 MINUTES 57 SECONDS EAST, 31.47 FEET,
3. NORTH 25 DEGREES 32 MINUTES 12 SECONDS EAST, 70.78 FEET,
4. NORTH 10 DEGREES 00 MINUTES 40 SECONDS WEST, 49.37 FEET,
5. NORTH 54 DEGREES 59 MINUTES 41 SECONDS EAST, 103.02 FEET,
6. NORTH 40 DEGREES 36 MINUTES 36 SECONDS EAST, 74.71 FEET,
7. NORTH 53 DEGREES 28 MINUTES 05 SECONDS EAST, 164.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 754,942 SQUARE FEET OR 17.33 ACRES, MORE OR LESS.

and

LOT 32

MAP 79, PARCEL 101.00

A TRACT OF LAND IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, AND BEING LOT 32 AS SHOWN ON THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE (R.O.W.C.T.). AND BEING GENERALLY BOUNDED ON THE NORTH BY LOT 10 AS SHOWN ON PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2" OF RECORD IN PLAT BOOK 13, PAGE 85, R.O.W.C.T., ON THE EAST BY RIVERSIDE DRIVE (IMPROVED AND UNIMPROVED ROAD, RIGHT-OF-WAY WIDTH VARIES), ON THE SOUTH BY OAK MEADOW DRIVE (RIGHT-OF-WAY WITH VARIES), AND ON THE WEST BY LOT 2 AS SHOWN ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, (RESUBDIVISION OF LOT 2 AND OF RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION 1, REVISION 4, LOT 11) OF RECORD IN PLAT BOOK 29, PAGE 139, R.O.W.C.T. AND LOT 31 ON SAID PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, R.O.W.C.T., AND BEING DESCRIBED ACCORDING TO A SURVEY DATED OCTOBER 15, 2015 AND PREPARED BY KEVIN L BIRDWELL, R.L.S. NO. 1797 WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) WITH CAP STAMPED "RAGAN-SMITH ASSOCIATES" (RSA), SAID PIN BEING IN THE EASTERLY RIGHT-OF-WAY OF SOUTH ROYAL OAKS BOULEVARD AND BEING THE NORTH END OF A CURVE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH ROYAL OAKS BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE AND BEING A WESTERLY CORNER OF LOT 30 OF THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2 OF RECORD IN PLAT BOOK P43, PAGE 40, R.O.W.C.T.;

THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 73.83 FEET, A CENTRAL ANGLE OF 84 DEGREES 35 MINUTES 53 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 29 MINUTES 38 SECONDS EAST, 67.30 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA) IN THE NORTHERLY RIGHT-OF-WAY OF OAK MEADOW DRIVE (RIGHT-OF-WAY WIDTH VARIES);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY LINE OF SAID LOT 30 THE FOLLOWING TWO CALLS:

1. SOUTH 48 DEGREES 47 MINUTES 29 SECONDS EAST, 157.42 FEET IRON ROD (OLD) WITH CAP STAMPED (RSA);

2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 251.97 FEET, A CENTRAL ANGLE OF 19 DEGREES 14 MINUTES 55 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 24 MINUTES 57 SECONDS EAST, 250.78 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA) AT THE SOUTHWEST CORNER OF LOT 31 ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, R.O.W.C.T.;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY LINE OF SAID LOT 31 THE FOLLOWING THREE CALLS:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 116.20 FEET, A CENTRAL ANGLE OF 08 DEGREES 52 MINUTES 38 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES 28 MINUTES 44 SECONDS EAST, 116.09 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA);
2. SOUTH 76 DEGREES 55 MINUTES 03 SECONDS EAST, 811.13 FEET TO AN IRON ROD (OLD);
3. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 607.96 FEET, AN ARC LENGTH OF 43.08 FEET, A CENTRAL ANGLE OF 04 DEGREES 03 MINUTES 37 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 53 MINUTES 15 SECONDS EAST, 43.07 FEET TO A PK NAIL (OLD) IN THE CENTERLINE OF AN ACCESS DRIVE, THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND AND PROCEEDING AS FOLLOWS:

4. THENCE, LEAVING SAID RIGHT-OF-WAY OF OAK MEADOW DRIVE WITH THE CENTERLINE OF SAID ACCESS DRIVE AND THE EAST LINE OF SAID LOT 31 ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, R.O.W.C.T.; NORTH 06 DEGREES 14 MINUTES 29 SECONDS EAST, 564.50 FEET TO A PK NAIL (OLD) IN THE SOUTH LINE OF LOT 2 AS SHOWN ON THE PLAN ENTITLED "WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, (RESUBDIVISION OF LOT 2 AND OF RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION 1, REVISION 4, LOT 11);

THENCE, WITH THE SOUTH AND EAST LINE OF SAID LOT 2, THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. SOUTH 83 DEGREES 35 MINUTES 44 SECONDS EAST, 73.68 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED (RSA);
2. NORTH 06 DEGREES 24 MINUTES 16 SECONDS EAST, 708.89 FEET TO PUNCH HOLE IN A LIGHT BASE IN THE SOUTH LINE OF SAID LOT 10 OF FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2";

THENCE, WITH THE SOUTH LINE OF SAID LOT 10, SOUTH 83 DEGREES 32 MINUTES 35 SECONDS EAST, 377.77 FEET TO CONCRETE MONUMENT OLD IN THE WESTERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE (RIGHT-OF-WAY WIDTH VARIES);

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE (IMPROVED AND UNIMPROVED ROAD), THE FOLLOWING FOUR CALLS:

1. SOUTH 07 DEGREES 40 MINUTES 29 SECONDS WEST, 577.88 FEET TO AN IRON ROD (OLD);
2. SOUTH 04 DEGREES 01 MINUTES 39 SECONDS WEST, 310.67 FEET TO AN IRON ROD (OLD);
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 11300.00 FEET, AN ARC LENGTH OF 470.04 FEET, A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 13 MINUTES 09 SECONDS WEST, 470.01 FEET TO A CONCRETE MONUMENT (OLD);
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 11300.00 FEET, AN ARC LENGTH OF 112.73 FEET, A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 18 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 41 MINUTES 48 SECONDS WEST, 112.73 FEET TO A CONCRETE MONUMENT (OLD);

THENCE, LEAVING SAID RIGHT-OF-WAY OF RIVERSIDE DRIVE AND WITH THE NORTH RIGHT-OF-WAY OF OAK MEADOW DRIVE (RIGHT-OF-WAY WIDTH VARIES) THE FOLLOWING TWO CALLS:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 123.89 FEET, A CENTRAL ANGLE OF 141 DEGREES 58 MINUTES 19 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 58 MINUTES 06 SECONDS WEST, 94.54 FEET TO AN IRON ROD (OLD);
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 607.96 FEET, AN ARC LENGTH OF 443.66 FEET, A CENTRAL ANGLE OF 41 DEGREES 48 MINUTES 42 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 57 MINUTES 06 SECONDS WEST, 433.88 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 569,021 SQUARE FEET OR 13.06 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 Epoch Development PUD Subdivision are as follows:

Entitlements	Epoch Development
Base Zone District	SD-R 10.0
Character Area Overlay	MECO-5
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	302
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	4.56 acres
Number of Phases in Development	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 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:

_____02/04/16_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

_____02/25/16_____

NEIGHBORHOOD MEETING:

_____03/02/16_____

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:
