

## RESOLUTION 2016-32

### TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE ARLINGTON AT WEST MAIN PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 725 WEST 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 Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

**WHEREAS**, in accordance with the provisions of *Tennessee Code Annotated* § 13-4-310, as amended, and subject to the exceptions set forth in said statute, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN 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 J 022.00	0.90
Total	0.90

Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group J with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows: Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.90 acres of land, 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 Arlington at West Main PUD Subdivision are as follows:

Entitlements	Arlington at West Main
Base Zone District	Specific Development Residential- 10.0
Character Area Overlay	CFCO-3, CFCO-7
Other Zoning Overlays	HPO
Development Standard	Traditional
Number of Dwelling Units	9
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

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**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:

\_\_\_\_\_





















ALRINGTON AT WEST MAIN PUD SUBDIVISION, DEVELOPMENT PLAN  
 RESOLUTION 2016-32  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 6/23/2016

**Project Information**

Existing Zoning: Office Residential - OR  
 Proposed Zoning: Specific Development- Residential (10.00)  
 Existing Land Use: Attached Residential  
 Proposed Land Use: Attached Residential  
 Character Area: CFCO-2, CFCO-7  
 Development Standard: Traditional  
 Other Overlays: HPO  
 Site Acreage: 0.9 acres  
 Proposed Number of Dwelling Units: 9  
 Proposed Nonresidential Square Footage: N/A  
 Proposed Building Height: 3 Stories

**Parcels selection**

**PARCEL\_TYP**

	Arlington at West Main		RM-10 Attached 10 Residential District		GC General Commercial District
	AG Agricultural District		RM-15 Attached 15 Residential District		LI Light Industrial District
	ER Estate Residential		RM-20 Attached 20 Residential District		HI Heavy Industrial District
	R-1 Residential District		SD-R Specific Development-Residential		CI Civic and Institutional District
	R-2 Residential District		SD-X Specific Development-Variety		
	R-3 Residential District		OR Office Residential District		
	R-6 Residential District		GO General Office District		
			CC Central Commercial District		
			NC Neighborhood Commercial District		



0 125 250 500  
 Feet

This map was created by the Franklin Planning Department.  
 It was compiled from the most authentic information available.  
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