

RESOLUTION 2016-30

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIZER POINT PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-21; 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 ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property being added to the Development Plan, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
63 3.01	35.74
Total	35.74

The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point on a line.

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point on a line.
 Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.
 Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.
 Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.
 Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.
 Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.
 Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.
 Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.
 Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.
 Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.
 Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.
 Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 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 Rizer Point PUD Subdivision, as amended, are as follows:

Entitlements	Rizer Point
Base Zone District	SD-R (0.56) and SD-R (2.64)
Character Area Overlay	WHCO-2 and WHCO-3
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	91 Detached 24 Attached
Original Concept Plan Approval	Ordinance No. 2007-113 Date of Approval: 02/12/2008
Number of Phases in Development	5

SECTION IV. That the Development Plan, as amended, 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:	_____ 5/04/2016
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____ 5/26/2016
NEIGHBORHOOD MEETING:	_____ 5/04/2016
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

RIZER POINT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
 RESOLUTION 2016-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/23/2016

Site

<UND><BOL>Project Information</BOL></UND>

Existing Zoning: Agricultural (AG)
 Proposed Zoning: SD-R 0.56
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2 & WHCO - 3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 35.14 acres
 Proposed Number of Dwelling Units: 20
 Proposed Building Height: 2 stories

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|---|---|
|  Harpeth River (Polygon) |  SD-R Specific Development-Residential |
|  Rizer Point PUD Subdivision |  SD-X Specific Development-Variety |
|  AG Agricultural District |  OR Office Residential District |
|  ER Estate Residential |  GO General Office District |
|  R-1 Residential District |  CC Central Commercial District |
|  R-2 Residential District |  NC Neighborhood Commercial District |
|  R-3 Residential District |  GC General Commercial District |
|  R-6 Residential District |  LI Light Industrial District |
|  RM-10 Attached 10 Residential District |  HI Heavy Industrial District |
|  RM-15 Attached 15 Residential District |  CI Civic and Institutional District |
|  RM-20 Attached 20 Residential District | |



0 250 500 1,000
 Feet

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