

## **RESOLUTION 2016-39**

### **TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HIGHLANDS AT LADD PARK PUD SUBDIVISION (REVISION 7) WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (CUL-DE-SAC LENGTH), FOR THE PROPERTY LOCATED NORTH OF LONG LANE AND WEST OF CAROTHERS PARKWAY.”**

**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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

**SECTION I.** That the following legal description of the property included in the Development Plan, as amended, is as follows:

Being 2 tracts of land located in the 10th Civil District of Franklin, Williamson County, Tennessee and being shown on the plan entitled “The Highlands at Ladd Park Development Plan – Revision 7”, said plan’s digital copy being the reference from which these descriptions are made and being more particularly described as follows:

#### **Tract 1**

Beginning at the point where the easterly line of the herein described intersects with the northerly right-of-way line of Long Lane; thence with the northerly right-of-way line of Long Lane the following calls:

North 73° 22' 26" West 96.14 feet  
North 75° 27' 26" West 94.66 feet  
North 76° 59' 26" West 200.46 feet  
North 78° 38' 26" West 362.31 feet  
North 76° 35' 26" West 413.95 feet

North 75° 38' 26" West 101.00 feet; thence leaving said right-of-way line, North 10° 59' 34" East 330.00'; thence North 75° 38' 26" West 350.00 feet; thence North 10° 59' 34" East 739.53 feet; thence North 79° 48' 26" West 522.77 feet; thence South 09° 02' 34" West 671.98 feet; thence North 73° 47' 26" West 157.62 feet; thence South 09° 35' 34" West 359.68 feet to the northerly right-of-way line of Long Lane; thence with the northerly right-of-way line of Long Lane the following calls:

North 73° 00' 26" West 185.98 feet

North 70° 35' 26" West 869.66 feet

North 69° 38' 26" West 25.17 feet

North 69° 38' 26" West 162.07 feet; thence leaving said right-of-way line, North 09° 11' 34" East 884.15 feet; thence North 83° 23' 26" West 616.26 feet; thence North 05° 27' 34" East 1890.78 feet to the Harpeth River; thence with the Harpeth River the following calls:

South 75° 31' 26" East 131.42 feet

North 71° 54' 34" East 367.60 feet

North 55° 04' 34" East 250.42 feet

North 51° 28' 34" East 479.82 feet

North 36° 13' 34" East 402.92 feet

North 34° 54' 34" East 613.07 feet

North 55° 50' 34" East 179.83 feet

North 81° 04' 34" East 133.19 feet

South 75° 53' 26" East 347.66 feet

South 83° 21' 26" East 149.15 feet

North 80° 58' 34" East 145.55 feet

North 64° 17' 34" East 191.92 feet

North 52° 18' 34" East 161.23 feet; thence leaving the Harpeth River, North 52° 18' 34" East 337.04 feet; thence South 86° 53' 26" East 305.25 feet to the Harpeth River; thence with the Harpeth River the following calls:

North 85° 16' 34" East 703.68 feet

South 76° 11' 26" East 244.47 feet

South 46° 54' 26" East 123.23 feet

South 22° 20' 26" East 315.98 feet

South 13° 22' 26" East 470.27 feet

South 16° 57' 26" East 195.00 feet

South 39° 27' 26" East 610.38 feet

South 53° 46' 26" East 142.48 feet

South 61° 19' 26" East 1109.91 feet

South 64° 59' 26" East 480.75 feet

South 15° 58' 26" East 417.81 feet; thence leaving the Harpeth River, South 08° 14' 34" West 757.96 feet; thence North 82° 05' 26" West 246.09 feet; thence South 07° 59' 34" West 430.24 feet; thence South 07° 10' 34" West 653.33 feet; thence North 87° 46' 26" West 827.07 feet; thence South 06° 36' 34" West 357.50 feet; thence South 72° 11' 34" West 607.30 feet; thence South 46° 17' 34" West 650.16 feet; thence South 19° 54' 34" West 77.13 feet; thence North 72° 28' 26" West 308.47 feet; thence South 38° 09' 34" West 285.99 feet to the point of beginning, containing 576.02 acres, more or less.

## Tract 2

Commencing from the point where the east line of Tract 1 described above intersects with the northerly right-of-way line of Long Lane, same being the point of beginning of said Tract 1; thence South 11° 15' 30" East 712.67 feet to a point in the easterly right-of-way line of Long Lane and the Point of Beginning of the herein described; thence leaving the easterly right of way line, North 46° 17' 35" East 1908.98 feet; thence South 06° 36' 36" West 809.44 feet; thence South 06° 32' 41"

West 1547.20 feet to the northerly right-of-way line of Long Lane; thence with the northerly right-of-way line of Long Lane and continuing with the easterly right-of-way line of Long Lane the following calls:

North 84° 41' 00" West 313.76 feet

North 85° 20' 00" West 97.54 feet

North 82° 58' 00" West 92.38 feet

North 76° 54' 00" West 91.72 feet; thence with a curve to the right, having a central angle of 32°26'41", a radius of 1025.00 feet, an arc length of 580.42 feet, and a chord bearing and distance of North 57° 24' 00" West 572.70 feet; thence

North 28° 21' 00" West 66.48 feet

North 10° 46' 00" West 98.52 feet

North 00° 34' 00" West 99.13 feet

North 01° 27' 00" East 194.54 feet

North 02° 33' 00" East 195.77 feet to the point of beginning, containing 43.27 acres, more or less.

**SECTION II.** That the attached Location Map and Development Plan, as amended, shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

**SECTION III.** That the overall entitlements, as approved, for the Highlands at Ladd Park PUD Subdivision are as follows:

Entitlements	Berry Farms Town Center
Base Zone District	Detached Residential 2 (R-2)
Character Area Overlay	GCCO-2
Other Zoning Overlays	FFO
Development Standard	Conventional
Number of Dwelling Units	1,217 Total Detached
Number of Nonresidential Square Footage	N/A
Original Concept Plan Approval	Ordinance No. 2004-82 Date of approval: 6/14/2005

**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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

<p><b>MOS 1: CUL-DE-SAC-LENGTH</b></p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to increase the cul-de-sac length beyond the maximum of 500 feet, per Section 5.10.8 (1)(d) of the Zoning Ordinance.</p> <p><i>Staff recommended</i> _____.</p>
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**SECTION VI.** 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.

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**ERIC S. STUCKEY**  
City Administrator

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**DR. KEN MOORE**  
Mayor

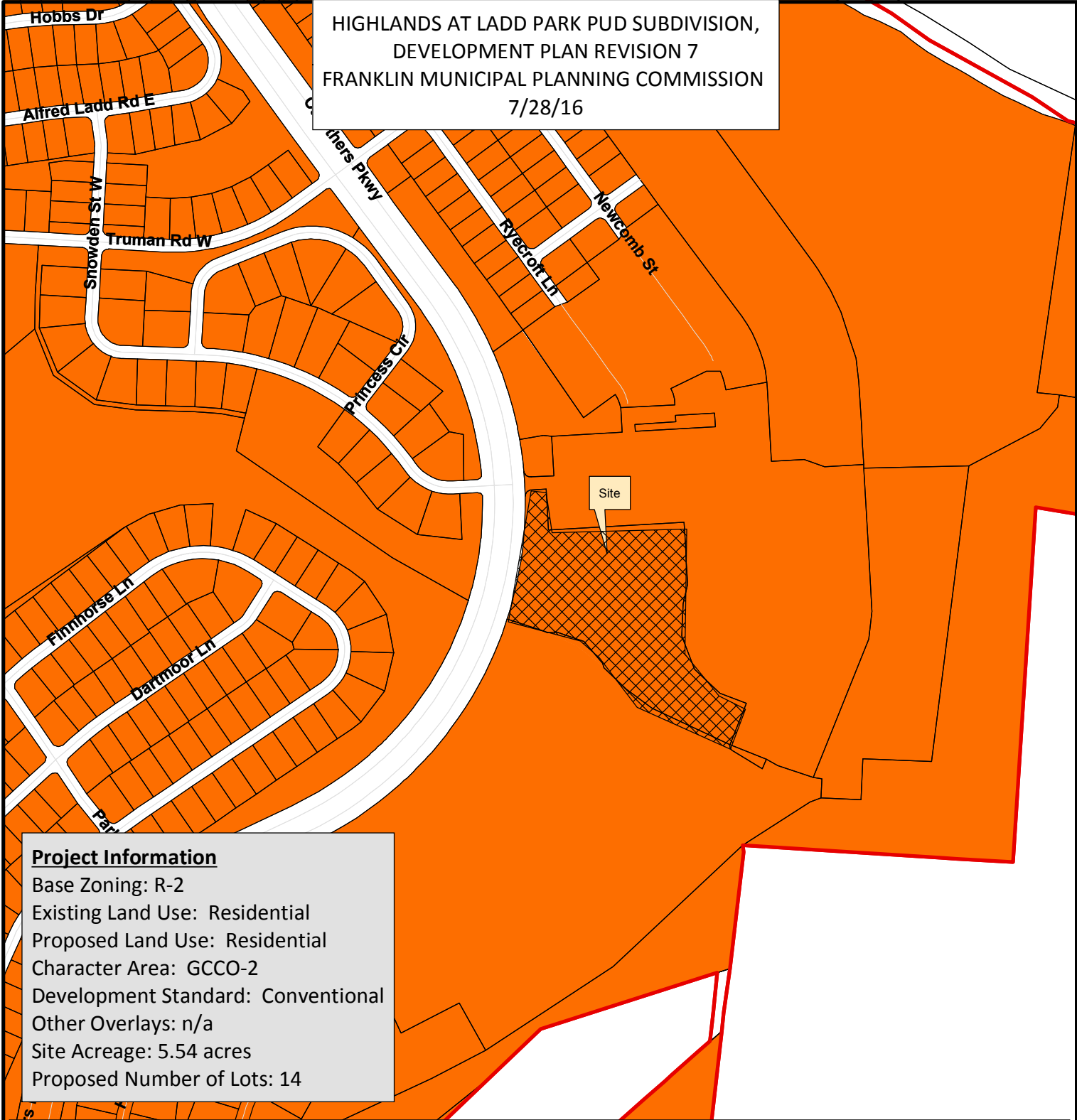
Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

HIGHLANDS AT LADD PARK PUD SUBDIVISION,  
DEVELOPMENT PLAN REVISION 7  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
7/28/16



**Project Information**  
 Base Zoning: R-2  
 Existing Land Use: Residential  
 Proposed Land Use: Residential  
 Character Area: GCCO-2  
 Development Standard: Conventional  
 Other Overlays: n/a  
 Site Acreage: 5.54 acres  
 Proposed Number of Lots: 14

- |  |                                     |
|--|-------------------------------------|
| 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 |                                     |
| SD-R Specific Development-Residential  |                                     |
| SD-X Specific Development-Variety      |                                     |



0 275 550 1,100 Feet

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