

## RESOLUTION 2016-42

**TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR ASHCROFT VALLEY PUD SUBDIVISION WITH 6 MODIFICATIONS OF DEVELOPMENT STANDARDS (CHARACTER AREA LOT SIZE, WARREN ROAD CONNECTION, BEACON HILL DRIVE STREET CONNECTION, INTERNAL STREET CONNECTION, CROSS CREEK DRIVE STREET CONNECTION, AND BILTMORE COURT STREET CONNECTION), FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND NORTH OF SOUTH CAROTHERS DRIVE."**

**WHEREAS,** Glenn Adams, Rob Adams, James E. Adams Jr, George Durnin, Patti Sue Watkins, Ralph H. Peden Jr, ("Owner(s)") of property located as described below ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 204.081 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

**WHEREAS,** Jean Marie Glass and Harry Gregory Glass ("Owner(s)") of property located at 4338 and 4340 South Carothers Road ("Property") consisting of 22.068 acres, are located within the Franklin City Limits; and

**WHEREAS,** the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2016-41 and Resolution 2016-40/Ordinance 2016-27; and

**WHEREAS,** the BOMA has, or will, approve zoning for the Property as part of Ordinance 2016-28; 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); 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 is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
079M---B02800	2.7
079M---B02900	
089---05500	201.381
089---04304	
089---04303	
089---04302	
089---03001	22.068
089---03000	
Total	226.149

**LEGAL DESCRIPTION – PARCELS 28.00 AND 29.00 ON MAP 79 M GROUP B**

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

**LEGAL DESCRIPTION – PARCELS 43.02, 43.03, 43.04, 55.00 ON MAP 89**

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, RALPH H PEDEN, JR., OF RECORD IN DEED BOOK 4590, PAGE 436, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOW:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1600 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 06 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 716.81 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 753.05 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;  
THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;  
THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;  
THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;  
THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;  
THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;  
THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;  
THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;  
THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;  
THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;  
THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;  
THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;  
THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;  
THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;  
THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;  
THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;  
THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;  
THENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;  
THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;  
THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;  
THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;  
THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;  
THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;  
THENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;  
THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;  
 THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;  
 THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;  
 THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;  
 THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;  
 THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;  
 THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;  
 THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;  
 THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;  
 THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;  
 THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;  
 THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 97.37 FEET TO A POINT;  
 THENCE NORTH 81 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 74.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,772,174.99 SQUARE FEET OR 201.381 ACRES.

#### **LEGAL DESCRIPTION – PARCELS 30.00 AND 30.01 ON MAP 89**

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING A TRACT OF LAND OWNED BY HARRY GREGORY GLASS, JEAN MARIE GILES GLASS AND GEORGIA ANN SPENCER, OF RECORD IN DEED BOOK 6156, PAGE 670, R.O.W.C., TN, AND DEED BOOK 6526, PAGE 568, R.O.W.C., TN, AND BEING MORE PARTICULARLY DESCRIBED PER A SURVEY PROVIDED BY CLINT T. ELLIOTT, TN R.L.S. NUMBER 2347, DATED NOVEMBER 16, 2015, AND AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SOUTH CAROTHERS ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF FALCON CREEK PUD SUBDIVISION, SECTION ONE, REVISION ONE, OF RECORD IN PLAT BOOK 19, PAGE 10, R.O.W.C., TN;  
 THENCE, LEAVING THE CENTERLINE OF SAID SOUTH CAROTHERS ROAD AND FOLLOWING THE EAST LINE OF SAID FALCON CREEK, NORTH 18 DEGREES 55 MINUTES 35 SECONDS EAST, A DISTANCE OF 303.81 FEET TO A POINT;  
 THENCE NORTH 19 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 159.41 FEET TO A POINT;  
 THENCE NORTH 17 DEGREES 49 MINUTES 04 SECONDS EAST, A DISTANCE OF 139.57 FEET TO A POINT;  
 THENCE NORTH 18 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 301.52 FEET TO A POINT;  
 THENCE NORTH 18 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 298.99 FEET TO A POINT;  
 THENCE NORTH 18 DEGREES 12 MINUTES 19 SECONDS EAST, A DISTANCE OF 113.92 FEET TO A POINT;

THENCE NORTH 18 DEGREES 15 MINUTES 25 SECONDS EAST, A DISTANCE OF 499.41 FEET TO A POINT;  
 THENCE NORTH 18 DEGREES 06 MINUTES 31 SECONDS EAST, A DISTANCE OF 292.79 FEET TO A POINT;  
 THENCE NORTH 17 DEGREES 52 MINUTES 06 SECONDS EAST, A DISTANCE OF 298.64 FEET TO A POINT;  
 THENCE SOUTH 83 DEGREES 16 MINUTES 42 SECONDS EAST, A DISTANCE OF 129.60 FEET TO A POINT, SAID POINT BEING IN THE WEST LINE OF CROSS CREEK SUBDIVISION SECTION THREE, PHASE TWO, OF RECORD IN PLAT BOOK 9, PAGE 17, R.O.W.C., TN;  
 THENCE, LEAVING THE EAST LINE OF SAID FALCON CREEK AND FOLLOWING THE WEST LINE OF SAID CROSS CREEK, SOUTH 06 DEGREES 56 MINUTES 52 SECONDS WEST, AND ALONG THE WAY FOLLOWING THE WEST LINES OF CROSS CREEK SUBDIVISION SECTION FOUR, OF RECORD IN PLAT BOOK 9, PAGE 39, R.O.W.C., TN, CROSS CREEK SUBDIVISION SECTION FIVE, OF RECORD IN PLAT BOOK 9, PAGE 49, R.O.W.C., TN, AND RALPH H. PEDEN, JR., OF RECORD IN DEED BOOK 4590, PAGE 436, R.O.W.C., TN, A TOTAL DISTANCE OF 2,579.78 FEET TO A POINT, SAID POINT BEING IN THE CENTERLINE OF SAID SOUTH CAROTHERS ROAD;  
 THENCE, WITH THE CENTERLINE OF SAID SOUTH CAROTHERS ROAD, NORTH 80 DEGREES 55 MINUTES 37 SECONDS WEST, A DISTANCE OF 239.49 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 41 DEGREES 25 MINUTES 37 SECONDS, A RADIUS OF 400.00 FEET, A TANGENT OF 151.25 FEET, AN ARC LENGTH OF 289.21 FEET, A CHORD BEARING OF NORTH 60 DEGREES 12 MINUTES 48 SECONDS WEST, AND A CHORD LENGTH OF 282.96 FEET TO A POINT;  
 THENCE NORTH 39 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 145.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 961,263.34 SQUARE FEET OR 22.068 ACRES.

**SECTION II:** That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

**SECTION III:** That the overall entitlements for the Ashcroft Valley PUD Subdivision are as follows:

Entitlements	Ashcroft Valley PUD Subdivision
Base Zone District	Specific Development – Residential District (SD-R 1.66)
Character Area Overlay	MECO-6, SWCO-3
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	376
Connectivity Index	1.47
Open Space Requirements	33.90 Acres
Number of Phases in Development	8

**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>MOS 1: Character Area Lot Size Requirement</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to Approve.</p> <p><i>Staff recommended approval.</i></p>
<p>MOS 2: Warren Road Connection</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to Approve.</p> <p><i>Staff recommended approval.</i></p>
<p>MOS 3: Beacon Hill Drive Connection</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to Approve.</p> <p><i>Staff recommended denial.</i></p>
<p>MOS 4: Internal Street Connection</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to Approve.</p> <p><i>Staff recommended denial.</i></p>
<p>MOS 5: Cross Creek Drive Connection</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to Approve.</p> <p><i>Staff recommended denial.</i></p>
<p>MOS 6: Biltmore Court Connection</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to Approve.</p> <p><i>Staff recommended denial.</i></p>

**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.

\_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator

\_\_\_\_\_  
**DR. KEN MOORE**  
Mayor

Approved as to form by:

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

PREAPPLICATION CONFERENCE: \_\_\_\_\_ 6/21/2016

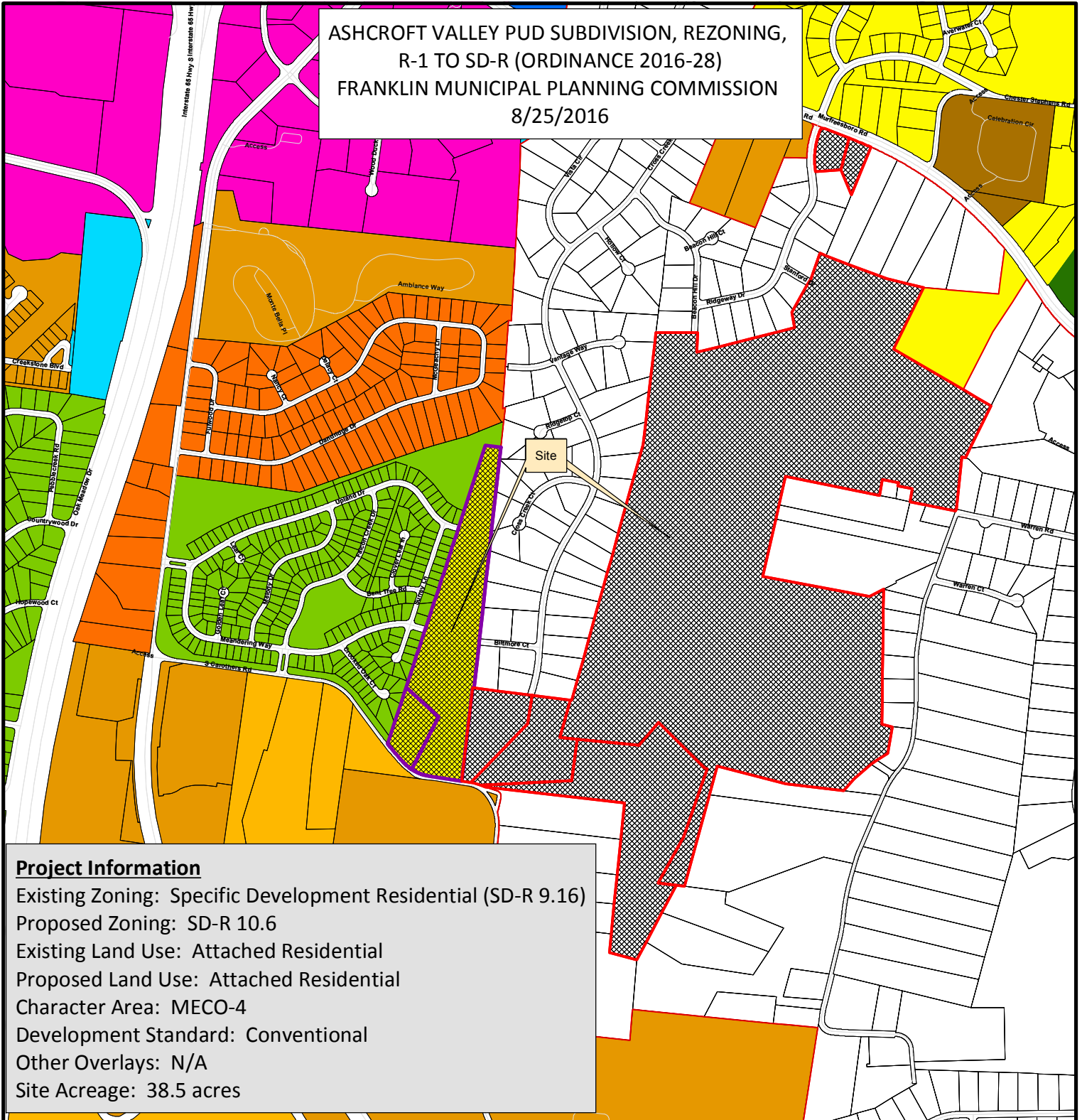
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: \_\_\_\_\_ 6/23/2016

NEIGHBORHOOD MEETING: \_\_\_\_\_ 6/21/2016

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

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

ASHCROFT VALLEY PUD SUBDIVISION, REZONING,  
R-1 TO SD-R (ORDINANCE 2016-28)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
8/25/2016



**Project Information**

Existing Zoning: Specific Development Residential (SD-R 9.16)  
Proposed Zoning: SD-R 10.6  
Existing Land Use: Attached Residential  
Proposed Land Use: Attached Residential  
Character Area: MECO-4  
Development Standard: Conventional  
Other Overlays: N/A  
Site Acreage: 38.5 acres

ANNEXED PROPERTY	SD-R Specific Development-Residential
Glass Parcels	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	



0 500 1,000 2,000  
Feet

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It was compiled from the most authentic information available.  
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