

RESOLUTION 2016-57

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RUCKER PARK PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF RUCKER AVENUE, 117 RUCKER AVENUE."

WHEREAS, the Board of Mayor and Aldermen (BOMA) has, or will, approve zoning for the Property as part of Ordinance 2016-37; 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).

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:

LEGAL DESCRIPTION – PARCEL 17 ON MAP 78P GROUP A

Parcel of land lying in the 9th Civil District of City of Franklin, Williamson County, Tennessee. Said parcel being lots 13 & 14 of Bob Rucker Lot Addition Subdivision as of record in Plat Book 1 Page 71 Registers Office Williamson County, Tennessee. Bounded on the east by Rucker Avenue (50' ROW), on the south by Rucker Park P.U.D. Subdivision, Replatting of Lot 12 of Rucker Subdivision as of record in Plat Book P61 Page 81 R.O.W.C.T., on the west by Hardison Hills Subdivision, Section 3 as of record in Plat Book P39 Page 141 R.O.W.C.T. on the north by lot 15 of said Bob Rucker Lot Addition Subdivision, and being more particularly described as follows:

Beginning at the southeast corner at an existing iron rod on the west margin of Rucker Avenue, said corner being approximately 317+/-feet from the northerly margin of Carters Creek Pike; Thence with the following calls, N 80° 57 '50" W a distance of 196.12' to a metal fence post next to a wooden fence post; Thence, following remnants of a metal

fence N 06° 36'27" W a distance of 103.41' to a metal fence post; Thence, with remnants of a second metal fence S 81 ° 04' 1 5" E a distance of 224.84' to an iron rod set. said corner lying on the westerly margin of Rucker Avenue; Thence, S 09° 30'58" W a distance of 100.00' to the Point of Beginning Containing 21 ,006 square feet, or 0.482 acres more or less.

LEGAL DESCRIPTION – FINAL PLAT RUCKER PARK PUD SUBDIVISION, REV 1, PB 63 PG 34

Parcels of land lying in the 5th Civil District of the City of Franklin, Williamson County, Tennessee. Said parcels being lots 101-132 of the Final Plat of Rucker Park PUD Subdivision, Resubdivision of Lot 12, Revision 1, as of record in Plat Book 63, Page 34, recorded on January 29, 2016, at the Registers Office, Williamson County, Tennessee. Property containing 3.66 acres, more or less.

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, as amended, for the (Rucker Park PUD Subdivision) are as follows:

| Entitlements | Rucker Park PUD Subdivision |
|------------------------------------|---|
| Base Zone Districts | Specific Development-Residential (SD-R 8.03) District and Detached Residential 3 (R-3) District |
| Proposed Zone District | Specific Development-Residential (SD-R 8.70) District |
| Character Area Overlay | WHCO-2 |
| Other Zoning Overlays | N/A |
| Development Standard | Conventional |
| Number of Dwelling Units | 30 existing, 36 proposed |
| Open Space Requirements | Formal - .36 Acres Informal – 1.93 Acres Total – 2.29 Acres |
| Number of Phases in Development | N/A |
| Original Development Plan Approval | Resolution No. 2012-53 Date of approval: 11/13/2012 |
| Revision Number | 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: _____7/26/2016_____

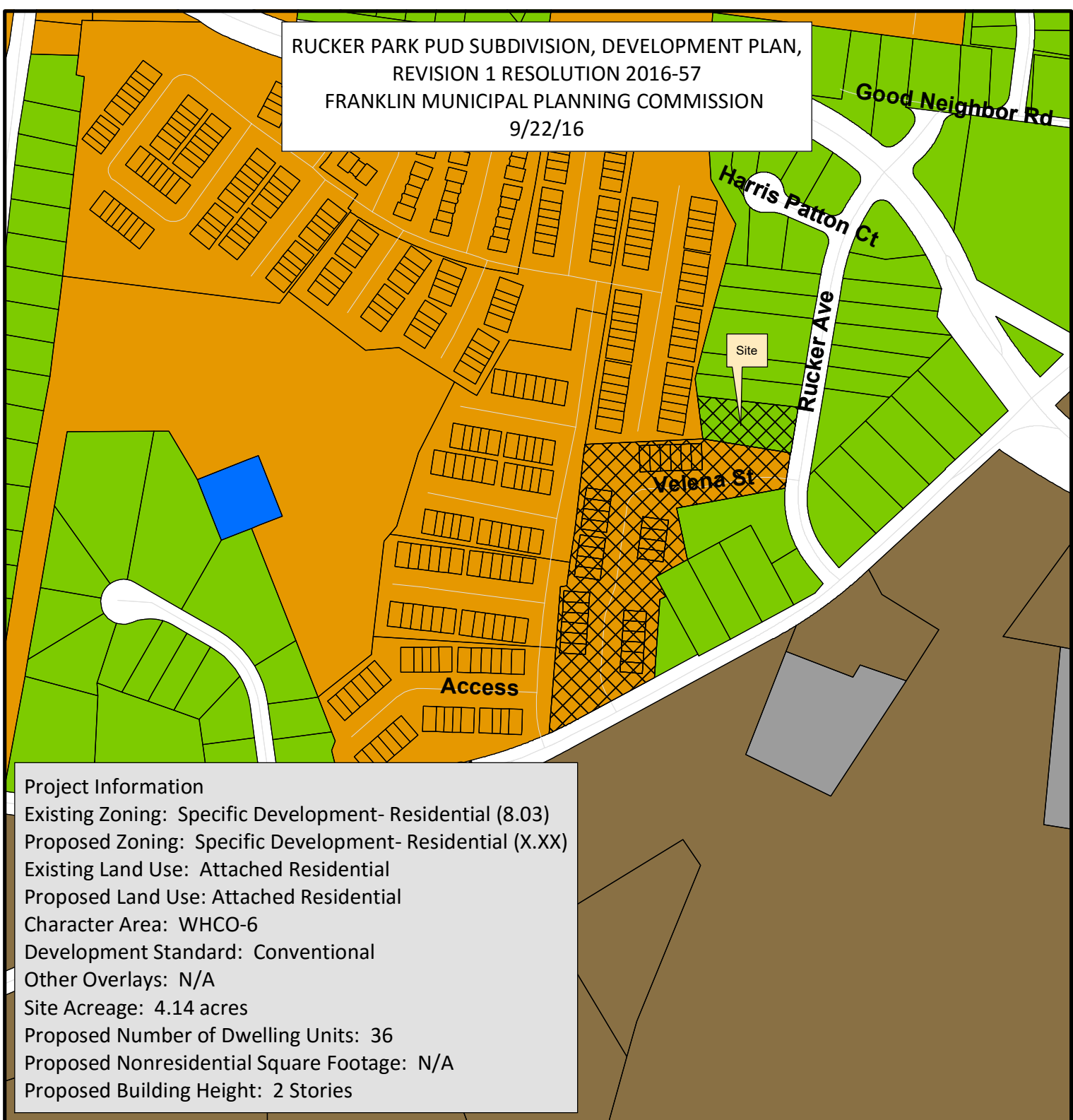
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____7/28/2016_____

NEIGHBORHOOD MEETING: _____8/4/2016_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

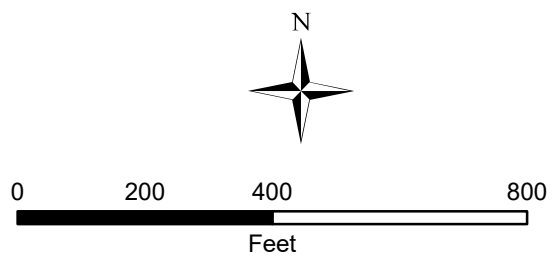
PUBLIC HEARING AND BOMA APPROVAL: _____

RUCKER PARK PUD SUBDIVISION, DEVELOPMENT PLAN,
 REVISION 1 RESOLUTION 2016-57
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/22/16



Project Information
 Existing Zoning: Specific Development- Residential (8.03)
 Proposed Zoning: Specific Development- Residential (X.XX)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Area: WHCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 4.14 acres
 Proposed Number of Dwelling Units: 36
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 Stories

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



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