

RESOLUTION 2016-50

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR IRONHORSE PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (EXCEED BUILDING HEIGHT OF 2 STORIES), FOR THE PROPERTY LOCATED NORTH OF MACK HATCHER PARKWAY AND EAST OF FRANKLIN ROAD, 145 LEGENDS CLUB LANE.”

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 2016-34; 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; 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
062---04300	19.99
Total	19.99

Legal Description

Being a tract of land lying in the 8th District of Williamson County, Franklin, Tennessee. Tract being Lot 84 of Aspen Grove, Section V as recorded in Plat Book 13, Page 60, Register's Office of Williamson County, Tennessee (ROWC). Bounded on the west by the eastern Right-of Way (ROW) of U.S. Highway 31 (Franklin Road) and by Lot 1 of Aspen Grove PUD Subdivision as recorded in Plat Book 13, Page 21, ROWC, on the north by said Lot 1 of Aspen Grove PUD Subdivision and by the southern ROW of Legends Club Lane, on the east by Lot 93 of Aspen Grove, Section A as recorded in Plat Book 15, Page 52, ROWC, and on the south by the northern charter ROW of CSX Railroad and the northern ROW of Mack Hatcher Parkway. Tract being more particularly described as follows:

POINT OF BEGINNING being a concrete monument at the intersection of the northern ROW of said Mack Hatcher Parkway and the eastern ROW of said Franklin Road; thence with the eastern ROW of said Franklin Road, North 35°57'28" East 176.28 feet to an iron rod with RLS# 2039 cap; thence North 26°25'08" East 403.11 feet to a ½" iron rod; thence North 33°47'34" East 61.22 feet to a point; thence leaving the ROW of said Franklin Road with the common line of said Lot 1 of Aspen Grove PUD Subdivision, South 56°24'58" East 922.54 feet to a concrete monument; thence North 33°35'02" East 573.18 feet to an iron rod with RLS# 2039 cap; thence with the southern ROW of said Legends Club Lane along a curve to the left having a length of 104.41 feet, a radius of 630.00 feet, a central angle of 09°29'44", and having a chord bearing and distance of South 72°54'14" East 104.29 feet to a ½" iron rod; thence leaving said ROW of Legends Club Lane with the common line of said Lot 93 of Aspen Grove, Section A, South 33°35'02" West 602.78 feet to a fencepost; thence South 28°19'20" East 656.70 feet to a ½" iron rod; thence with the charter ROW of said CSX Railroad, South 64°31'29" West 83.17 feet to an iron rod with RLS# 2039 cap; thence with a curve to the left having a length of 198.12 feet, a radius of 6131.57 feet, a central angle of 01°51'05", and having a chord bearing and distance of South 65°27'36" West 198.11 feet to an iron rod with RLS# 2039 cap; thence leaving said charter ROW of CSX Railroad with the northern ROW of said Mack Hatcher Parkway, North 60°02'45" West 838.90 feet to a concrete monument; thence North 54°40'18" West 315.30 feet to a concrete monument; thence North 66°15'16" West 263.23 feet to the point of beginning. Tract contains 870,808 square feet, or 19.99 acres. Bearings based on Tennessee State Plane Coordinate System.

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 Ironhorse PUD Subdivision are as follows:

Entitlements	Ironhorse PUD Subdivision
Base Zone District	Specific Development Residential (SD-R 13.5) District
Character Area Overlay	BCCO - 7
Development Standard	Conventional
Number of Dwelling Units	270
Open Space Requirements	43,562 square feet
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 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: Exceed maximum building height of 2 stories. Elevations “C”, “D”, “E”, and “F” are all considered to be 3 stories.</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>Request to approve.</p> <p><i>Staff recommended approval.</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.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	<u>6/23/2016</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>6/23/2016</u>
NEIGHBORHOOD MEETING:	<u>6/22/2016</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>8/25/2016</u>
PUBLIC HEARING AND BOMA APPROVAL:	_____