

**RESOLUTION 2017-39**

**TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MOSS PROPERTY PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LONG LANE 4360 LONG 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 2017-27; 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 the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, 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
106---18001	15.39
106---18002	1.83
106---18003	0.36
Total	17.59

Parcel 180.01  
05-08-17

Map 106, Parcel No. 180.01  
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows;

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;  
thence, N06°24'59"W, a distance of 53.10 feet to a point;  
thence, N18°30'59"W, a distance of 54.91 feet to a point;  
thence, N31°34'59"W, a distance of 52.76 feet to a point;  
thence, N47°30'05"W, a distance of 47.36 feet to a point;  
thence, N54°14'14"E, a distance of 41.07 feet to a point;  
thence, S82°08'44"E, a distance of 301.11 feet to a point;  
thence, N77°53'16"E, a distance of 12.98 feet to a point;  
thence, N38°52'16"E, a distance of 14.25 feet to a point;  
thence, N19°32'36"E, a distance of 251.97 feet to a point;  
thence, N46°19'26"E, a distance of 649.66 feet to a point;  
thence, N72°13'16"E, a distance of 606.76 feet to a point;  
thence, S06°40'15"W, a distance of 219.78 feet to a point;  
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02  
05-08-17

Map 106, Parcel No. 180.02  
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;  
thence, N38°09'46"E, a distance of 285.99 feet to a point;  
thence, S72°27'33"E, a distance of 198.22 feet to a point;  
thence continue easterly along said line, a distance of 110.67 feet;  
thence, S19°32'16"W, a distance of 174.77 feet to a point;  
thence, S38°52'16"W, a distance of 14.25 feet to a point;  
thence, S77°53'16"W, a distance of 12.98 feet to a point;  
thence, N82°08'44"W, a distance of 301.11 feet to a point;  
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03  
05-08-17

Map 106, Parcel No. 180.03  
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;  
thence, N59°54'52"E, a distance of 92.53 feet to a point;  
thence, N50°38'40"E, a distance of 485.00 feet to a point;  
thence, N48°21'33"E, a distance of 104.77 feet to a point;  
thence, N46°27'58"E, a distance of 40.00 feet to a point;  
thence continue northeasterly along said line, a distance of 53.60 feet;  
thence, S46°19'26"W, a distance of 649.66 feet to a point;  
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

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

**SECTION III.** That the overall entitlements for the Moss Property are as follows:

Entitlements	Moss Property
Base Zone District	County
Character Area Overlay	GCCO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	30
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A

Connectivity Index	
Open Space Requirements	Formal - 1.18 acres Informal – 8.65 acres
Number of Phases in Development	1

**SECTION IV.** That 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 the passage of Ordinance 2017-27, on third and final reading, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

**CITY OF FRANKLIN:**

\_\_\_\_\_  
**Eric S. Stuckey**  
City Administrator

\_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

Approved as to form by:

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

PREAPPLICATION CONFERENCE: \_\_\_\_\_ 4/18/2017 \_\_\_\_\_

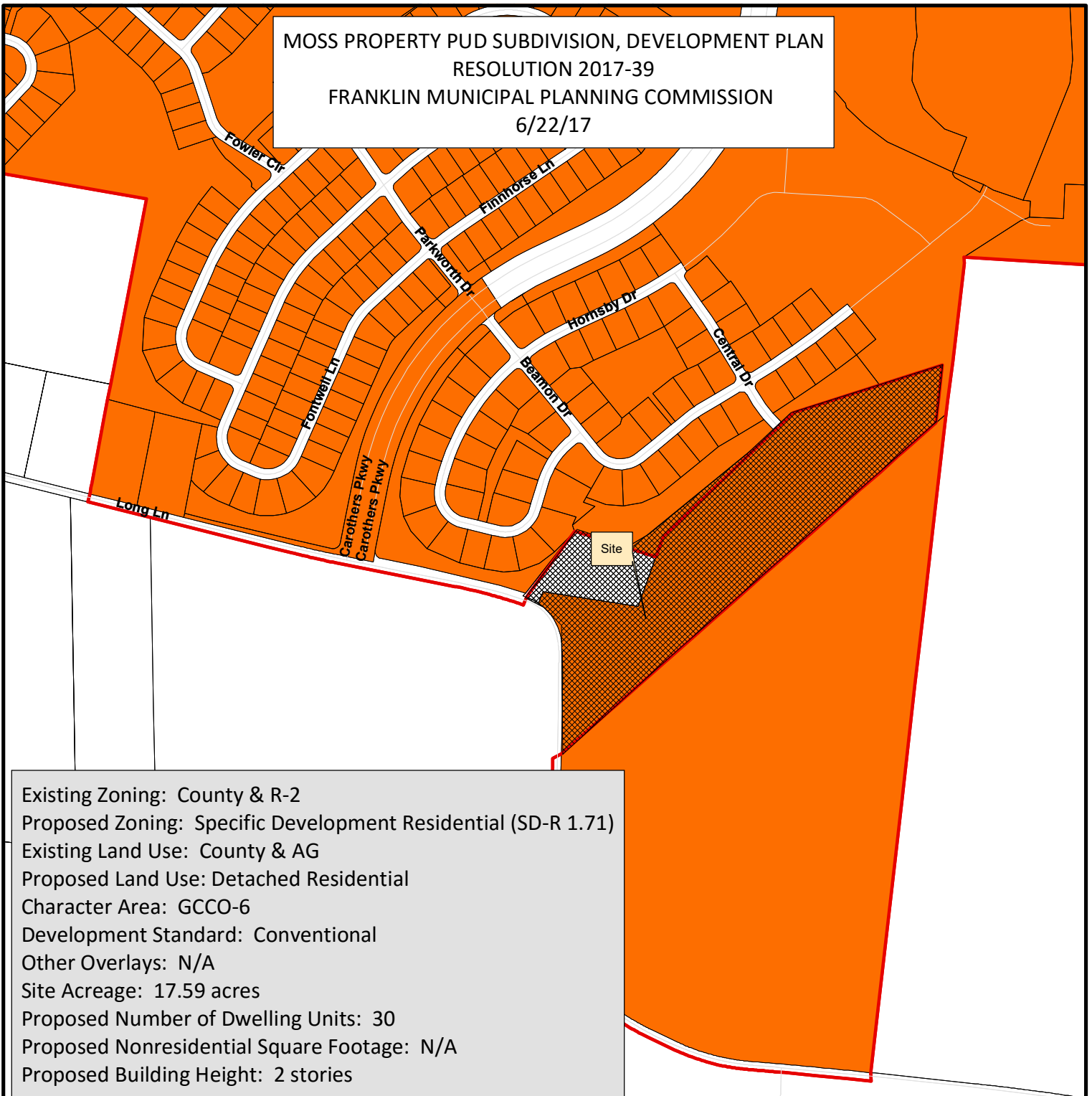
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: \_\_\_\_\_ 4/27/2017 \_\_\_\_\_

NEIGHBORHOOD MEETING: \_\_\_\_\_ 5/2/2017 \_\_\_\_\_

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

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

MOSS PROPERTY PUD SUBDIVISION, DEVELOPMENT PLAN  
 RESOLUTION 2017-39  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 6/22/17



Existing Zoning: County & R-2  
 Proposed Zoning: Specific Development Residential (SD-R 1.71)  
 Existing Land Use: County & AG  
 Proposed Land Use: Detached Residential  
 Character Area: GCCO-6  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 17.59 acres  
 Proposed Number of Dwelling Units: 30  
 Proposed Nonresidential Square Footage: N/A  
 Proposed Building Height: 2 stories

- |  |                                     |
|--|-------------------------------------|
| 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 |
| SD-R Specific Development-Residential  |                                     |



0 200 400 800  
 Feet

This map was created by the Franklin Planning Department.  
 It was compiled from the most authentic information available.  
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