

RESOLUTION 2017-54

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WILLIAMSON MEDICAL CENTER, FOR THE PROPERTY LOCATED NORTH OF MURFREESBORO ROAD 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 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
079—04801	39.82
079—48.01	2.9
Total	42.72

A tract of land in the Ninth Civil District of Williamson County, City of Franklin, Tennessee, being shown as Lot No. 2 as shown on the Plan of Byrd D. Cain Property & Lads, Inc. Property as of record in Plat Book 60, Page 56, Register's Office for Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right-of-way line of Edward Curd Lane, right-of-way width varies, in the southerly property line of the Williamson Medical Center property; said iron rod being the northeasterly property corner of the herein described tract; thence,

1. With the westerly right-of-way line of Edward Curd Lane, South 09 degrees 44 minutes 56 seconds West, 234.41 feet to an iron rod (old) at the northeasterly property corner of Lot No. 1 as shown on the aforementioned Plan of Byrd D. Cain Property & Lads, Inc. Property; thence,
2. Leaving the westerly right-of-way line of Edward Curd Lane and with the northerly property line of said Lot No. 1, North 73 degrees 35 minutes 41 seconds West, 174.74 feet to a P.K. Nail (old); thence,
3. South 16 degrees 41 minutes 30 seconds West, 14.79 feet to a P.K. Nail (old); thence,
4. North 73 degrees 20 minutes 15 seconds West, 448.27 feet to an iron rod (old) in the easterly right-of-way margin of Interstate 65; thence,
5. With the easterly margin of Interstate 65, North 03 degrees 06 minutes 25 seconds West, 159.69 feet to an iron rod (old) in the southwesterly property line of the aforementioned Williamson Medical Center property; thence,
6. With the south property line of said Williamson Medical Center, in part, South 81 degrees 55 minutes 40 seconds East, 656.16 feet to the Point Of Beginning and containing 126,307 square feet or 2.90 acres, more or less, as calculated by the above courses and distances.

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 Williamson Medical Center PUD Subdivision are as follows:

Entitlements	Williamson Medical Center PUD
Base Zone District	Civic-Institutional (CI)
Character Area Overlay	MECO-5
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	121,252
Open Space Requirements	.45 acres
Number of Phases in Development	2

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.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

5/24/2017

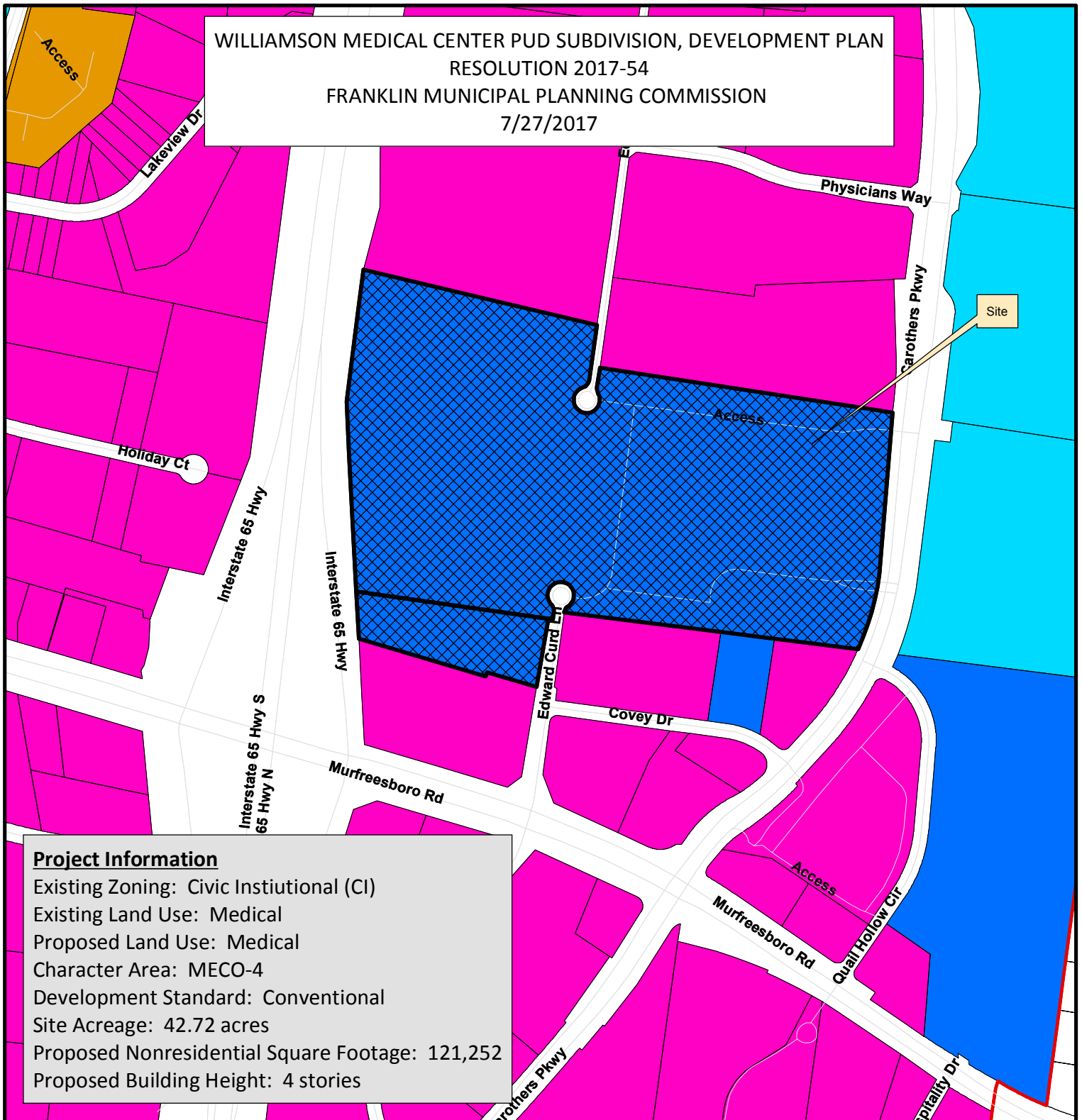
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

5/25/2017

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

WILLIAMSON MEDICAL CENTER PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-54
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/27/2017



Project Information

Existing Zoning: Civic Institutional (CI)
 Existing Land Use: Medical
 Proposed Land Use: Medical
 Character Area: MECO-4
 Development Standard: Conventional
 Site Acreage: 42.72 acres
 Proposed Nonresidential Square Footage: 121,252
 Proposed Building Height: 4 stories

	Williamson Medical Center		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



0 250 500 1,000
 Feet

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