

RESOLUTION 2018-04

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, NEAR 574 AND 580 FRANKLIN ROAD."

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 2018-02**; 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
053---07500	13.60
053---07502	1.596
053---07503	1.243
053---07504	2.67
Total	19.11

Being A Parcel Of Land Owned By Bcc Investments, Llc, A Tennessee Limited Liability Company, Quit Claim Deed, Book 6409, Page 916, Situated In Franklin, Tennessee, As Recorded In The Registers Office Of Williamson County, Tennessee. Said Parcel Of Land Is More Particularly Described As Follows;

Beginning At A Point On The Southeasterly Right-Of-Way Line Of Franklin Road (Right-Of-Way Width Varies) And The Northeasterly Corner Of Lands Of James Holloway, Et Ux, Deed Book 256, Page 433, Tax Map 53, Parcel 74.01;

Thence, N36°01'49"E Along The Said Line, A Distance Of 604.49 Feet To A Point At The Southwesterly Corner Of Brentwood Church Of The Nazarene, Deed Book 1427, Page 669, Tax Map 53, Parcel 76.00;

Thence, Leaving Said Line, S56°15'46"E Along The Common Line With Said Brentwood Church Of The Nazarene, A Distance Of 235.20 Feet To A Point;

Thence, Continuing Along Said Common Line, S52°21'05"E, A Distance Of 1281.07 Feet To A Point On The Northerly Lines Of Lot 6, The Landings Subdivision, Vr Landings At Brentwood, Lp., Plat Book 10, Page 68, Tax Map 53, Parcel 77.07;

Thence, Leaving Said Lines Of Brentwood Church Of The Nazarene, S51°58'13"W Along The Said Lines Of Said Lot 6, A Distance Of 102.86 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S55°11'36"W, A Distance Of 131.64 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S61°21'31"W, A Distance Of 155.27 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S44°44'47"W, A Distance Of 132.31 Feet To A Point On Said Easterly Lines Of James Holloway;

Thence, Along Said Easterly Lines Of James Holloway, N60°52'21"W, A Distance Of 933.77 Feet To A Point;

Thence, Continuing Along Said Lines Of James Holloway, N50°07'58"W, A Distance Of 431.60 Feet To The Point Of Beginning

And Containing 19.108 Acres More Or Less.

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 Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Branch Creek Crossing PUD
Base Zone District	SD-X (0/96,536)
Character Area Overlay	BCCO-4
Other Zoning Overlays	HHO, FWO, FFO
Development Standard	Traditional
Number of Dwelling Units	0
Number of Nonresidential Square Footage	96,536

Number of Hotel Rooms	0
Connectivity Index	1.6
Open Space Requirements	24,938 SF formal
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 this Resolution shall take effect from and after the passage of Ordinance 2018-02, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

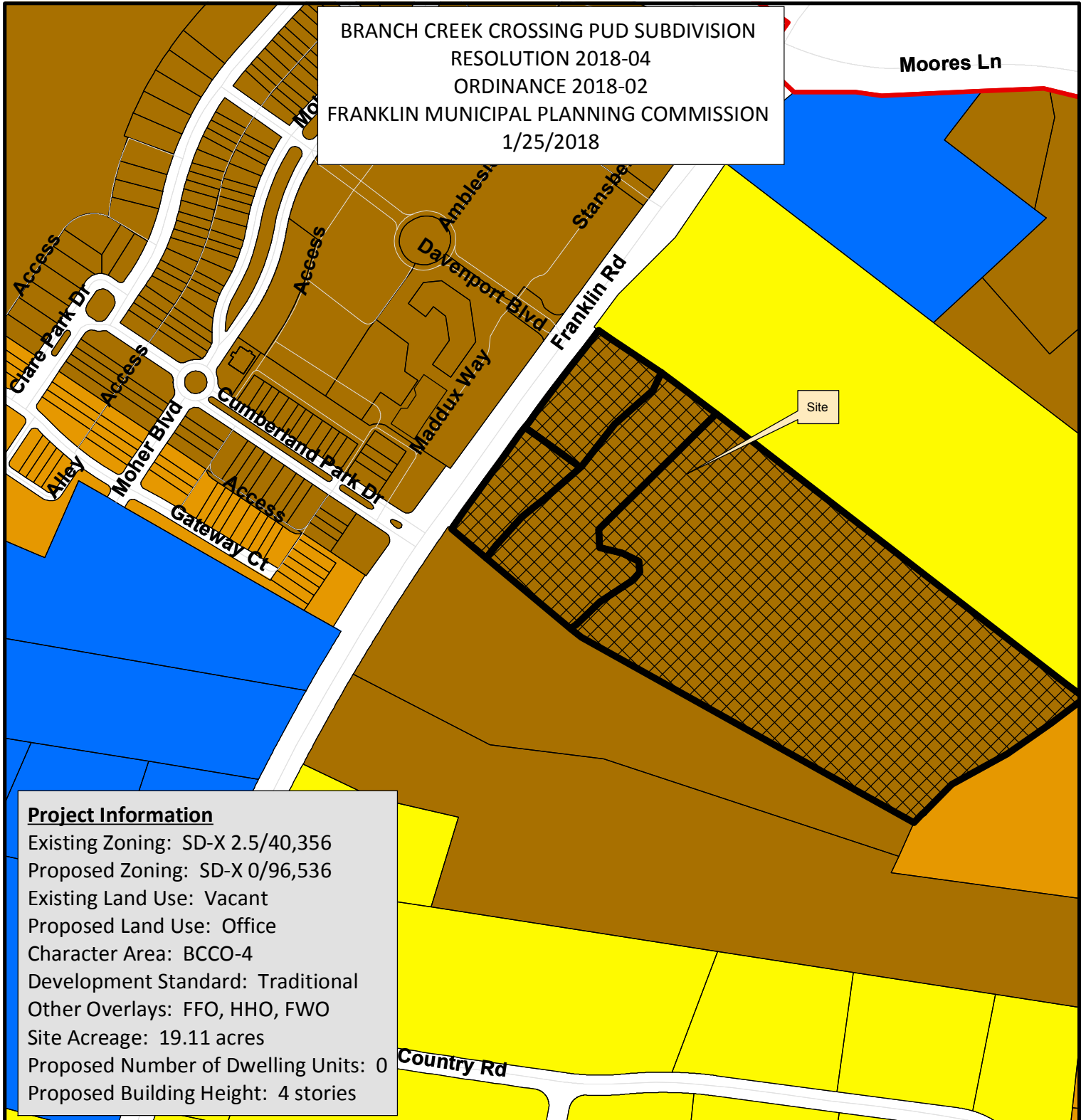
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	<u>10/19/2017</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>10/26/2017</u>
NEIGHBORHOOD MEETING:	<u>11/29/2017</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

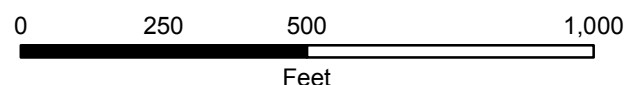
BRANCH CREEK CROSSING PUD SUBDIVISION
 RESOLUTION 2018-04
 ORDINANCE 2018-02
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/25/2018



Project Information

Existing Zoning: SD-X 2.5/40,356
 Proposed Zoning: SD-X 0/96,536
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 4 stories

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|--|---------------------------------------|
| Branch Creek Crossing | 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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