

RESOLUTION 2018-58, AS AMENDED

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHRIST COMMUNITY CHURCH, FOR THE PROPERTY LOCATED WEST OF HILLSBORO ROAD AND SOUTH OF THE HARPETH RIVER (1215 HILLSBORO 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 2018-30; 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
052---00700	49.10
Total	49.10

A certain tract of land being located in Franklin, Williamson County, Tennessee, and being more particularly described according to a survey dated April 23, 1999, revised May 19, 1999, prepared by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, as follows:

Beginning at an iron rod set in the westerly right-of-way of Hillsboro Road, right-of-way varies, also being a common corner with Anderton Family Partnerships, LP and Brownland Inc. as recorded in Deed Book 1380, page 969, in the Register's Office of Williamson County;

Thence leaving the westerly right-of-way of Hillsboro Road, with Anderton Family Partnerships, LP and Brownland Inc. North 85 deg. 29 min. 52 sec. West, 662.08 feet to an iron rod set, a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 78 deg. 59 min. 52 sec. West, 1230.90 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 02 deg. 15 min. 45 sec. East, 713.65 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc. being located on the South bank of the Harpeth River;

Thence the following bearings and distances with the Harpeth River North 83 deg. 20 min. 40 sec. East, 151.80 feet to an iron rod set;

North 71 deg. 55 min. 03 sec. East, 528.00 feet to an iron rod set, thence North 55 deg. 14 min. 51 sec. East, 334.02 feet to an iron rod set, thence North 35 deg. 57 min. 07 sec. East, 666.77 feet to an iron rod set, thence North 25 deg. 11 min. 19 sec. East, 231.58 feet to an iron rod set on the Westerly right-of-way of Hillsboro Road;

Thence the following bearings and distances with the right-of-way of Hillsboro Road South 11 deg. 35 min. 25 sec. East, 939.86 feet to an iron rod set;

Thence South 78 deg. 24 min. 04 sec. West 12 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 165.73 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 1,057.31 feet to the point of beginning and containing 2,162,254.08 square feet or 49.10 acres more or less.

Being the property conveyed to Thompson, Inc., by deed of record in Deed Book 652, page 924, of the Register's Office for Williamson County, Tennessee.

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

SECTION III. That the overall entitlements for the Christ Community Church PUD Subdivision are as follows:

Entitlements	Christ Community Church PUD Subdivision
Base Zone District	Civic - Institutional
Character Area Overlay	BCCO-5
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	N/A
Number of Nonresidential Square Footage	141,000 SF
Number of Hotel Rooms	0

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 2018-30, 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:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

___7/26/2018___

PUBLIC HEARING AND BOMA APPROVAL





















AS AMENDED CHANGING EAST to read WEST:

CHRIST COMMUNITY CHURCH PUD SUBDIVISION
 RESOLUTION 2018-58
 ORDINANCE 2018-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/26/2018

Site

Project Information

Existing Zoning: Estate Residential (ER)
 Proposed Zoning: Civic Institutional
 Existing Land Use: Church
 Proposed Land Use: Church
 Character Area: BCCO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 49.10 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

- | | |
|---|---|
|  Christ Community Church |  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 |



0 375 750 1,500
 Feet

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 It was compiled from the most authentic information available.
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