

RESOLUTION 2018-107

**A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR LOCKWOOD GLEN
PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND
SOUTH OF SOUTH CAROTHERS ROAD.**

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 the Board of Mayor and Aldermen (BOMA) after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

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, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
Multiple parcels	121.54

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

SECTION III: That the overall entitlements, as amended, for the Lockwood Glen PUD Subdivision are as follows:

Entitlements	Lockwood Glen PUD
Base Zone District (proposed)	SD-R (5.25)

Character Area Overlay	MECO-6
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	638
Number of Phases in Development	17
Original Development Plan Approval	Resolution No. 2008-02 Date of approval: 5/27/2008
Revision Number	4

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 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

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

LOCKWOOD GLEN PUD SUBDIVISION REVISION 4
RESOLUTION 2018-107
ORDINANCE 2018-63
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019

Project Information

Existing Zoning: SD-R 5.03
Proposed Zoning: SD-R 5.25
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 121.54 acres
Proposed Number of Dwelling Units: 638 (no change)

- | | |
|---|---|
|  Lockwood Glen PUD |  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 |



0 500 1,000 2,000 3,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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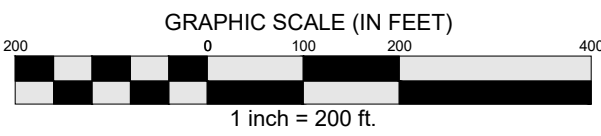
F:\enr\W\18-11-1108.2 Lockwood Glen Development Plan Revision 4\3_CAD\Production\1_Development Plan\LG Rezoning Request. C 0.4 Revised Boundary Description.dwg
Plotted: Friday, December 07, 2018 - 10:38 am
By: cloy

Line Table		
Line #	Direction	Length
L1	S7° 57' 01"W	1007.65
L2	S7° 26' 55"W	387.69
L3	S80° 41' 16"E	824.24
L4	N8° 26' 26"E	343.04
L5	N8° 01' 21"E	462.57
L6	S82° 24' 09"E	586.85
L7	S80° 56' 29"E	304.54
L8	S28° 37' 07"E	33.26
L9	S5° 13' 31"W	132.33
L10	S5° 53' 01"W	586.17

Line Table		
Line #	Direction	Length
L11	S83° 46' 25"E	25.00
L12	S6° 04' 28"W	110.27
L13	S2° 27' 07"W	542.39
L14	S1° 41' 23"W	295.29
L15	S47° 37' 03"W	418.85
L16	S49° 03' 53"W	196.32
L17	S48° 22' 44"W	166.16
L18	N34° 11' 58"W	605.91
L19	N51° 51' 54"W	556.69
L20	N23° 42' 09"W	205.98

Line Table		
Line #	Direction	Length
L21	N7° 15' 10"E	398.89
L22	S82° 43' 15"E	118.21
L23	N83° 35' 45"E	1.59
L24	S82° 20' 54"E	538.31
L25	S12° 13' 01"W	539.74
L26	N81° 30' 44"W	105.18
L27	S81° 25' 13"E	101.09

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	540.23	11309.60	2.74	N12°38'55"E	540.18



LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY

PROPERTY DESCRIPTION

TRACT ONE

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

Beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwest corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01"W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55"W for a distance of 387.69 feet to an iron rod(old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26"E for a distance of 343.04 feet to an iron rod(old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24'-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 171.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31"W for a distance of 132.33 feet; Thence S05°-53'-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48"W, 249.88 feet; Thence S02°-27'-07"W for a distance of 542.39 feet; Thence S01°-41'-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03"W for a distance of 418.85 feet; Thence S49°-03'-53"W for a distance of 196.32 feet; Thence S48°-22'-44"W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34"W, 382.21 feet; Thence N34°-11'-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56"W, 371.87 feet; Thence N51°-51'-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01"W, 764.93 feet; Thence N23°-42'-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13'-30"W, 1324.42 feet; Thence N07°-15'-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15'-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15"E for a distance of 118.21 feet; Thence N83°-35'-45"E for a distance of 1.59 feet; Thence S 82°-20'-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

PROPERTY DESCRIPTION

LOCKWOOD DEVELOPMENT

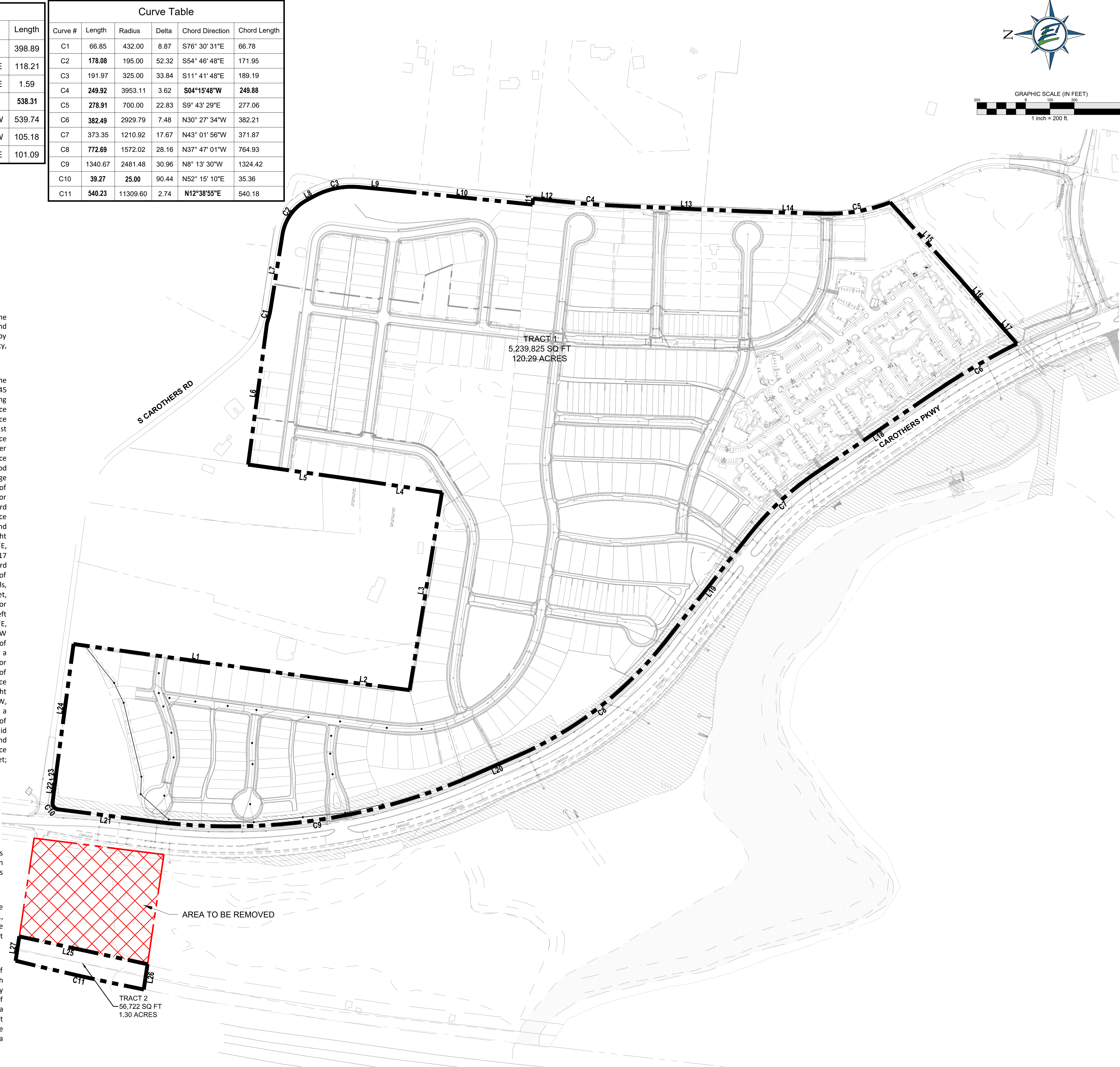
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.02. Said property being bound on the north by Nickolas R. Shelton, on the east by Ira A. Blonder, on the south by The City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Commencing at a concrete monument (old) on the westerly right-of-way of Carothers Parkway at the northeast corner of the Ira A. Blonder property as of record in Deed Book 7309, Page 265, R.O.W.C., TN., Thence leaving said right-of-way and along Blonder's north line N81°-26'-41"W, a distance of 13.87; Thence N81°-25'-10"W, a distance of 395.54' to an iron rod (N:570580.38, E:1723461.18) being Blonders northwest corner and the northeast of the property herein described being the True Point of Beginning.

Thence with said Blonder's west line S12°-13'-01"W, a distance of 539.74' to an iron rod in the north line of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence with the north line of said City of Franklin property N81°-30'-44"W, a distance of 105.18' to a point in the easterly right-of-way of Interstate 65; Thence leaving said City of Franklin's north and with the easterly right-of-way of Interstate 65 with a curve to the right said curve having a radius of 11,309.60', an arc distance of 540.23', a central angle of 02°-44'-13", a chord bearing and distance of N12°-38'-55"E, 540.18' to a concrete monument (old) at the southwest corner of the Nickolas R. Shelton property as of record in Deed Book 4004, Page 188, R.O.W.C., TN.; Thence leaving said right-of-way and with said Shelton's southerly line S81°-25'-13"E, a distance of 101.09' to the Point of Beginning.

Containing 1.30 acres



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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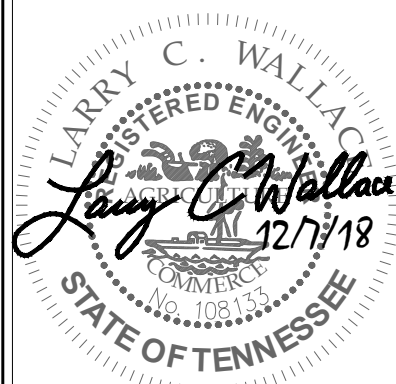


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LOCKWOOD GLEN
PUD SUBDIVISION
REZONING REQUEST

MAP 89, PARCELS 43.01, 46.00, & 47.02
CITY OF FRANKLIN PROJECT NO. XXXX
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description



Issue Date: Dec. 7, 2018
ELI Project No: 18-11-1108.2
Drafted By: RDP
Checked By: LCW
Sheet Title:

REVISED
BOUNDARY
DESCRIPTION

Sheet No.

C 0.4