

RESOLUTION 2019-31

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR AUREUM PUD SUBDIVISION
WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (MOS 1: ROOF FORMS, MOS
2: RETAINING WALL MATERIALS), FOR THE PROPERTY LOCATED SOUTH OF EAST
MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY.**

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 2019-10; 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
062---01802	22.04
062---01903	5.15
Total	27.19

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 Aureum PUD Subdivision are as follows:

Entitlements	AUREUM PUD
Base Zone District	SD-X (21.8/1,375,000/700)
Character Area Overlay	MECO-4
Other Zoning Overlays	HTO, HHO
Development Standard	Either (conventional proposed)
Number of Dwelling Units	480
Number of Nonresidential Square Footage	1,375,000 SF (including hotel square footage)
Number of Hotel Rooms	700
Connectivity Index	1.66 required, 2.33 provided
Open Space Requirements	0.82 acres FORMAL open space required
Number of Phases in Development	6

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 the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Roof forms on Attached residential units Approved: _____ Denied: _____	5.3.5(3)(e): Attached residential structures shall incorporate pitched roofs. Amend to allow flat roofs in addition to pitched roofs. <i>Staff recommended approval.</i>
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MOS 2: Retaining Wall Materials Approved: _____ Denied: _____ Withdrawn: <u> X </u> (Per applicant request 4/22/2019)	5.6.4(1)(a): Retaining walls must be constructed of any combination of brick, stone, masonry materials, treated wood posts and planks, rot-resistant wood, or metal. Amend to allow cast-in-place concrete and/or metal finish walls. <i>Staff recommended disapproval.</i>
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SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-10, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

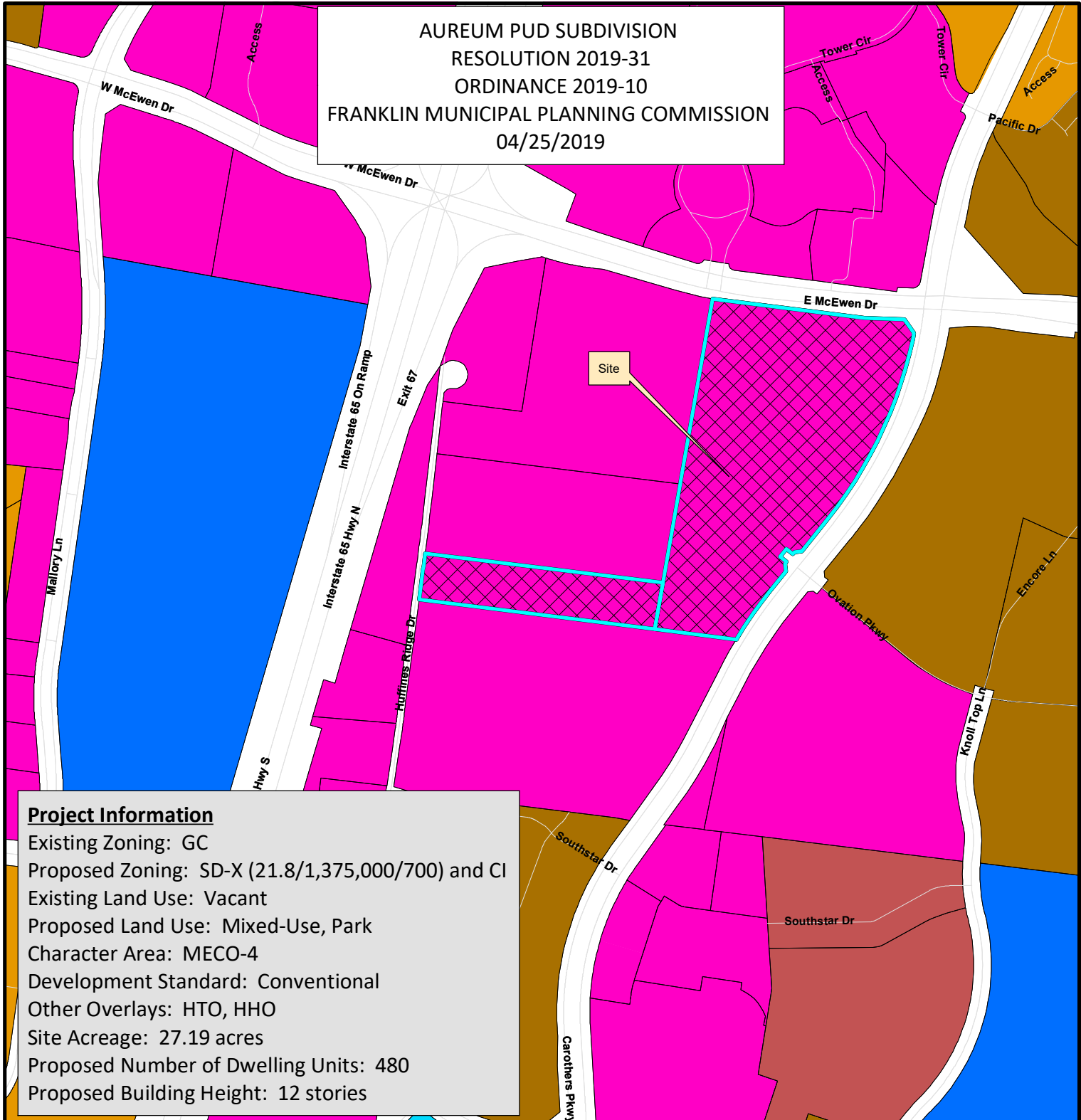
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	<u>1/8/2019</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>3/28/2019</u>
NEIGHBORHOOD MEETING:	<u>4/4/2019</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	<u>4/25/2019</u>
PUBLIC HEARING AND BOMA APPROVAL:	_____

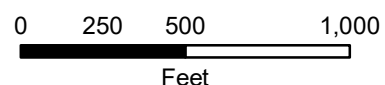
AUREUM PUD SUBDIVISION
 RESOLUTION 2019-31
 ORDINANCE 2019-10
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/25/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-X (21.8/1,375,000/700) and CI
 Existing Land Use: Vacant
 Proposed Land Use: Mixed-Use, Park
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HTO, HHO
 Site Acreage: 27.19 acres
 Proposed Number of Dwelling Units: 480
 Proposed Building Height: 12 stories

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| Aureum 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 |



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