## RESOLUTION 2019-40 AS AMENDED

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR SOUTHBROOKE PUD SUBDIVISION, FOR SEVERAL PROPERTIES LOCATED EAST AND WEST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION AT STREAM VALLEY BOULEVARD.

WHEREAS, Florence McKeithan; Dwight Stacey; Hill Tennessee, LLC; and Marvin Pratt, ("Owners") of property located east and west of Lewisburg Pike and north and south of the intersection at Stream Valley Boulevard ("Property"), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City") to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2019-42 and Resolution 2019-41; and

**WHEREAS**, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2019-13; 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 (FMPC); 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
117-12.00	32.307 AC
117-13.00	40.181 AC
118-49.00	
117-19.01	74.953 AC
117-19.02	
117-14.00	171.050 AC
118-49.01	
118-50.01	
118-50.02	
133-01.00	
Total	318.491 AC

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

**SECTION III.** That the overall entitlements for the Southbrooke PUD Subdivision are as follows:

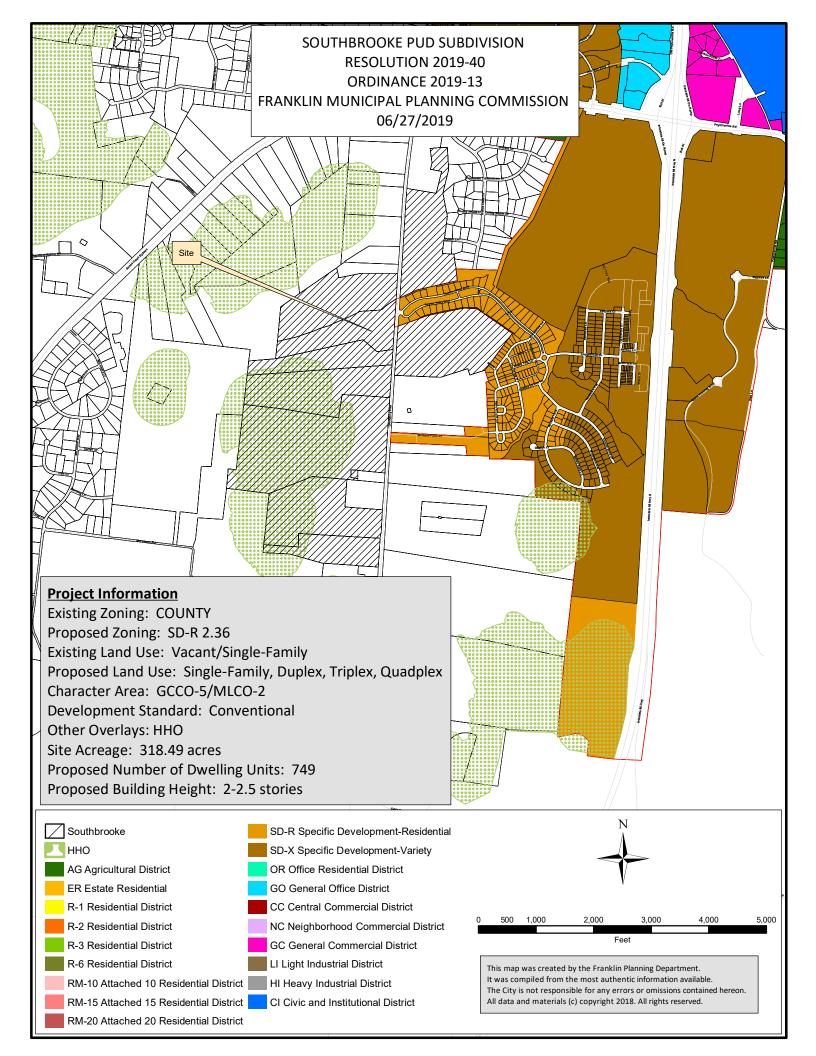
Entitlements	Southbrooke PUD Subdivision
Base Zone District	SD-R (2.36)
Character Area Overlay	GCCO-5 & MLCO-2
Other Zoning Overlays	ННО
Development Standard	Either
Number of Dwelling Units	749
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.77
Open Space Requirements	Zoning Ordinance requires 15% Total Applicant is providing 17.5% Total ***(Not counting Parkland Dedication)

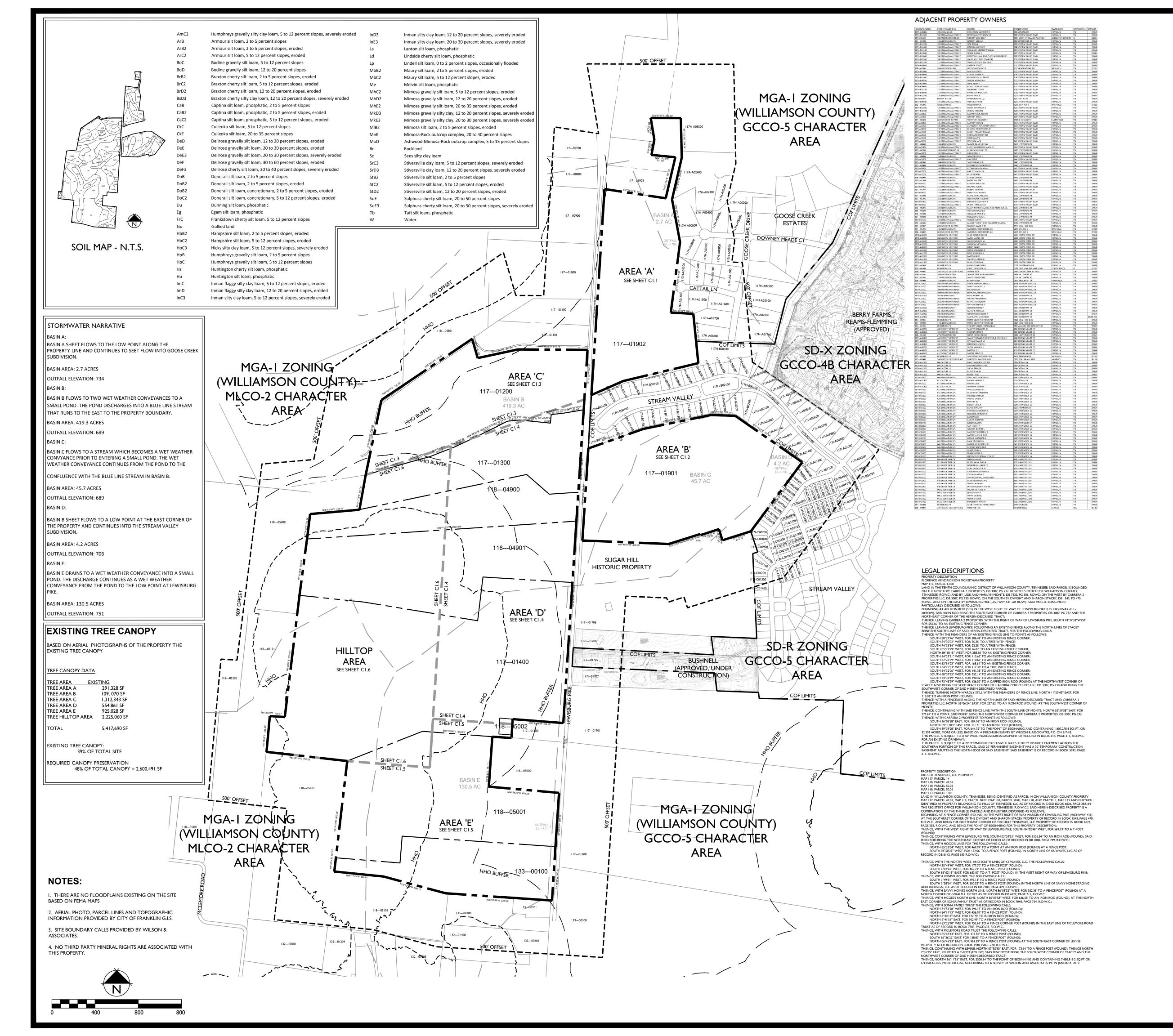
	Applicant providing 56.7% total open space (Conservation Subdivision in Envision Franklin requires at least 50%)  ***(Envision Franklin open space calculations include Parkland Dedication)	
Number of Phases in	calculations include 1 arriand Dedication;	
Development	6	

**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 this Resolution shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY	DR. KEN MOORE
City Administrator	Mayor
Approved as to form by:	
Shauna R. Billingsley City Attorney	
PREAPPLICATION CONFERENCE:	March 5, 2019
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	April 25, 2019
NEIGHBORHOOD MEETING:	March 5, 2019
PLANNING COMMISSION RECOMMENDED	<del></del> :
PUBLIC HEARING AND BOMA APPROVAL:	





# SITE DATA CHART

PROJECT NAME: SOUTHBROOKE PUD SUBDIVISION PROJECT #: ADDRESS: LEWISBURG PIKE FRANKLIN COUNTY WILLIAMSON TENNESSEE

I0TH

EITHER

318.491 AC

13,873,470.1 SF

5,417,690 SF

GDC

SUITE 145

124.37 AC (39%)

324 LIBERTY PIKE

**EXISTING ZONING:** 

CIVIL DISTRICT:

PROPOSED ZONING: **EXISTING CHARACTER AREA:** OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: **ACREAGE OF SITE:** SQUARE FOOTAGE OF SITE

**EXISTING TREE CANOPY:** 

CONTACT:

APPLICANT:

ADDRESS:

(615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE

(WILLIAMSON COUNTY)

GCCO-5 & MLCO-2

HHO, HHO BUFFER

## PARCEL OWNERS

117---01200

FLORENCE E.H. MCKEITHAN 4416 BEEKMAN DRIVE NASHVILLE, TN 37215

117---01300 &118---04900 DWIGHT STACEY 1490 LEWISBURG PIKE FRANKLIN, TN 37064

117---01400, 118---04901, 118---05001, 118---05002, 133---00100 THE HILLS TENNESSEE, LLC CHARLES L. COLLUM 2381 EAST VINA DEL MAR BLVD

ST. PETE BEACH, FL 33706

MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064

PROPERTY DESCRIPTION DWIGHT STACEY PROPERT MAP 117, PARCEL 13, MAP 118, PARCEL 49,

117---01901 & 117---01902

LAND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY MAP I 17 AND PARCEL 49 ON MAP I 18; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO DWIGHT STACEYA SO FRECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTERS OFFICE OR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE DESIGNATION AT A WOOD FENCE POST (POUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE (HIGHWAY 43) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKETHAN PROPERTY DESCRIPTION BOOK 1065, PAGE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND BEING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION. THENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD FENCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN DOOL (23) ARCE 323. BOOK CO.

BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE LLC FOOFERT OF RECORD IN BOOK 6826, PAGE 282, R.O.W.C.;
THENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86° I 1'55" WEST, FOR 2,500.94' TO A CORNER FENCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
THENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS: NORTH 07°06'04" EAST, FOR 233.54' TO AN IRON ROD (F)

NORTH B5"01"59" EAST, FOR 458.55" TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH I0" I 1'00" EAST, FOR 327.09" TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F ORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F)

OUTH 84° 18' 15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F):

NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 1.750.305.5 SQ.FT, OR 40.181 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019

LIMITED PARTNERSHIP

LIMITED PARTNERSHIP

MAP 117, PARCEL 19.01

LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK S51, PAGE 338, AND ON THE WEST BY LEWISBURG PIKE (ILS HWY 31) - R.O.W. VARIES'S SAID PARCEL BRING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PIKE (U.S. HWY 431 - R.O.W. VARIES); SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID
IRON PIN BEING THE SOUTHWEST CORNER OF STREAM VALLEY, SECTION I AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT; THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY, SECTION I BEING THE NORTH LINES OF

AID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS: NORTH 70°29'37" EAST, FOR 542.80' TO AN IRON PIN; NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST;

SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM VALLEY SECTION 2; THENCE, WITH STREAM VALLEY SECTION 2, SOUTH 55°16'32" EAST, FOR 755,04' TO A CAPPED IRON PIN (FOUND); THENCE, WITH STREAM VALLEY SECTION 3, SOUTH 36'38'37" WEST, FOR 798.58' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES;

THENCE, WITH BATES NORTH LINES FOR CALLS AS FOLLOWS:
SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND);
NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST; NORTH 20°37'49" WEST, FOR 9.95' TO AN IRON PC OUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POS

NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE

THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80 TO THE POINT OF BEGINNING AND CONTAINING 1,825,907.6 SQ. FT. OR 41.917 ACRES OR , MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

PROPERTY DESCRIPTION

MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP

MAP 117 PARCEL 1902

LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON

THE NORTH BY THE HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN

THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK

FETATER'S ESTITION I AND 32 BOOK BY 32 BAGE BAND BROOK PS BAGE 120 RESPECTIVELY LAND BY STREAM WAILEY SECTION

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THE PAGE WAS THE STATES SECTION I AND 2, BOOK P23, PAGE AND BOOK P25, PAGE I20 RESPECTIVELY, AND BY STREAM VALLEY SECTION I (BOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431 -R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW ARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT HENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST, FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG; FHENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS: NORTH 13°07'26" EAST, FOR 390,00' TO AN IRON PIN

NORTH 84° 16'34" WEST, FOR 221,50' TO AN IRON POST

NORTH 84°16'34" WEST, FOR 221.50' TO AN IRON PIN:
NORTH 86'16'34" WEST, FOR 221.50' TO AN IRON PIN:
NORTH 10'33'26" EAST, FOR 143.00' TO AN IRON PIN:
NORTH 10'33'26" EAST, FOR 143.00' TO AN IRON PIN:
SOUTH 99'51'34" WEST, FOR 203.80' TO AN IRON PIN:
SOUTH 89'51'34" WEST, FOR 203.80' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION I, AS
OF RECORD IN BOOK 24, PAGE 10, R.O.W.C.;
THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATES SECTION I FOR THE FOLLOWING CALLS:
SOUTH 91'12'34" EAST, FOR 369.09' TO AN IRON PIN:
SOUTH 13'09'21" WEST, FOR 369.09' TO AN IRON PIN:
SOUTH 13'09'21" WEST, FOR 369.09' TO AN IRON PIN:
SOUTH 10'34'37" EAST, FOR 403.59' TO A CAPPED IRON PIN (FOUND);
SOUTH 07'24'37" WEST, FOR 857.80' TO A CAPPED IRON PIN (FOUND);
SOUTH 86'39'34" EAST, FOR 403.59' TO A CAPPED IRON PIN;
SOUTH 86'39'34" EAST, FOR 208.72' TO AN IRON PIN;
SOUTH 86'434" EAST, FOR 208.72' TO AN IRON PIN;
SOUTH 56'434" EAST, FOR 459.06' TO A FENCE CORNER (FOUND) AT A CORNER OF STREAM VALLEY SUBDIVISION
SECTION I AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.;
THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION I FOR THE FOLLOWING:
SOUTH 76'34'36" WEST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
SOUTH 66'17'26" WEST, FOR 31.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, NORTH 03'38'26" EAST, FOR 31.00' TO THE POINT OF BEGINNING, AND CONTAINING I,439,059.4 SQ. FT OR
33.036 ACRES OR , ACCORDING TO A SURVEY BY WILSON & ASSOCIATES PERFORMED IN AUGUST OF 2018.

**GAMBLE DESIGN COLLABORATIV** DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SIO

UBDI

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Revision Date

**OVERALL** EXISTING

**CONDITIONS** SHEET