

RESOLUTION 2019-56

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WOOD DUCK COURT PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (PARKING REQUIREMENTS) FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND SOUTH OF MURFREESBORO ROAD (250 ROSA HELM WAY, 2050 AND 2051 WOOD DUCK COURT).

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 2019-20; 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
079---07705	4.26
079---06502	7.32
079---06505	9.32
Total	20.90

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 Wood Duck Court PUD Subdivision are as follows:

Entitlements	Wood Duck Court PUD
Base Zone District	Specific Development-Residential (SD-R 11.34)
Character Area Overlay	MECO-5
Other Zoning Overlays	HHO Buffer, FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	237
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Connectivity Index	n/a
Open Space Requirements	Formal: 46,971 SF Informal: 621,202 SF
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 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: Parking Requirements for 1-Bedroom Units Approved: _____ Denied: _____	Table 5-9: Minimum Off-Street Parking Standards. For Detached Dwellings, 0-1 BR units require 1.50 spaces per unit. Request to provide 1.40 spaces per unit. <i>Staff recommended approval.</i>
--	--

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2019-20, 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: 5/7/19

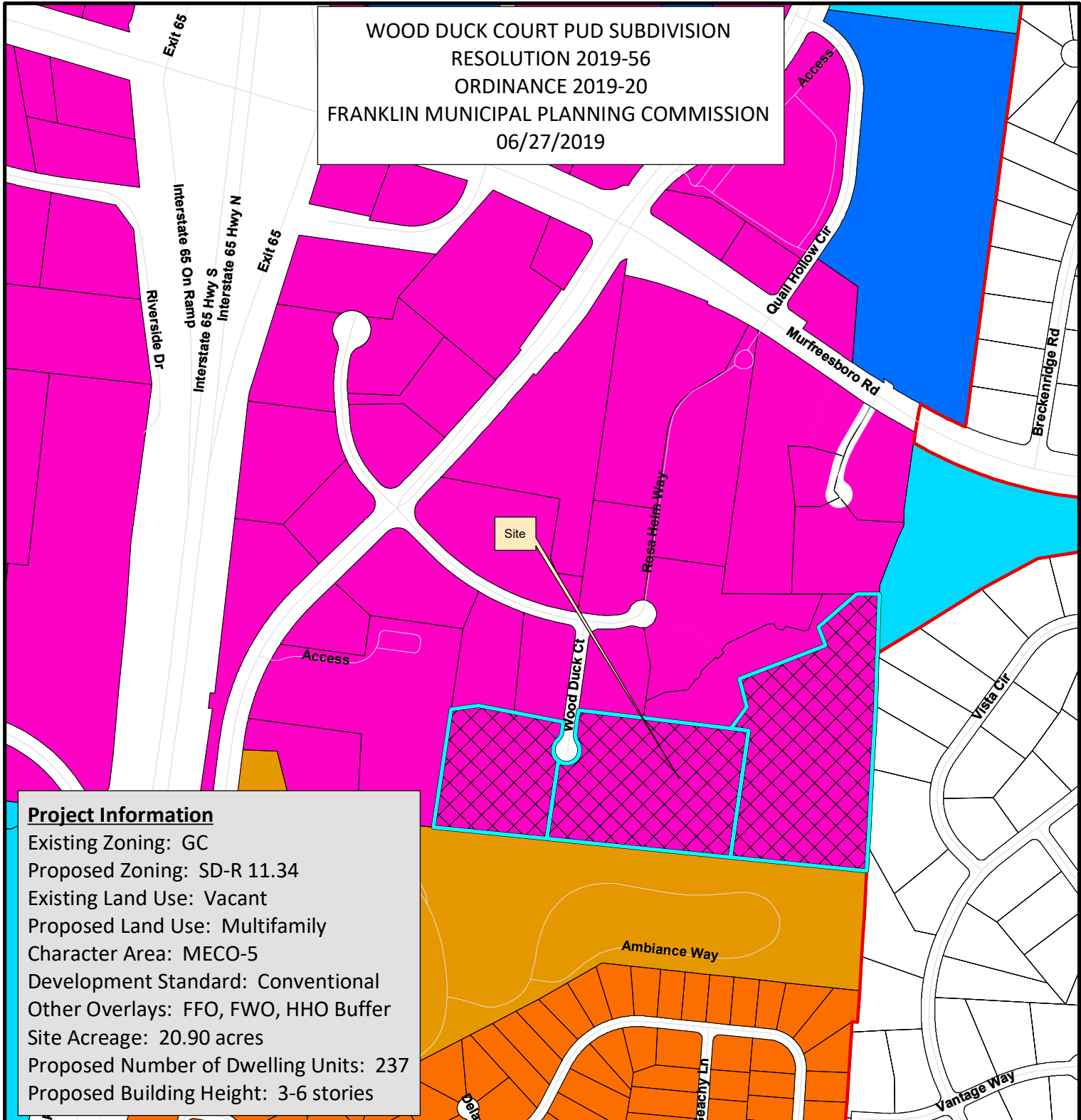
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 5/23/19

NEIGHBORHOOD MEETING: 5/7/19

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

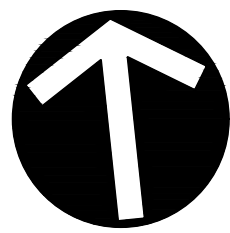
Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

- | | |
|--|---------------------------------------|
| Wood Duck Court 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 |



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.



NORTH

TNSPCS (NAD83)

PROJECT BENCHMARK:
PK NAIL IN ASPHALT
SOUTHERLY EDGE OF WOOD DUCK COURT
ELEVATION = 688.45 (NAVD88)(GEOD12B)

EXISTING LEGEND:

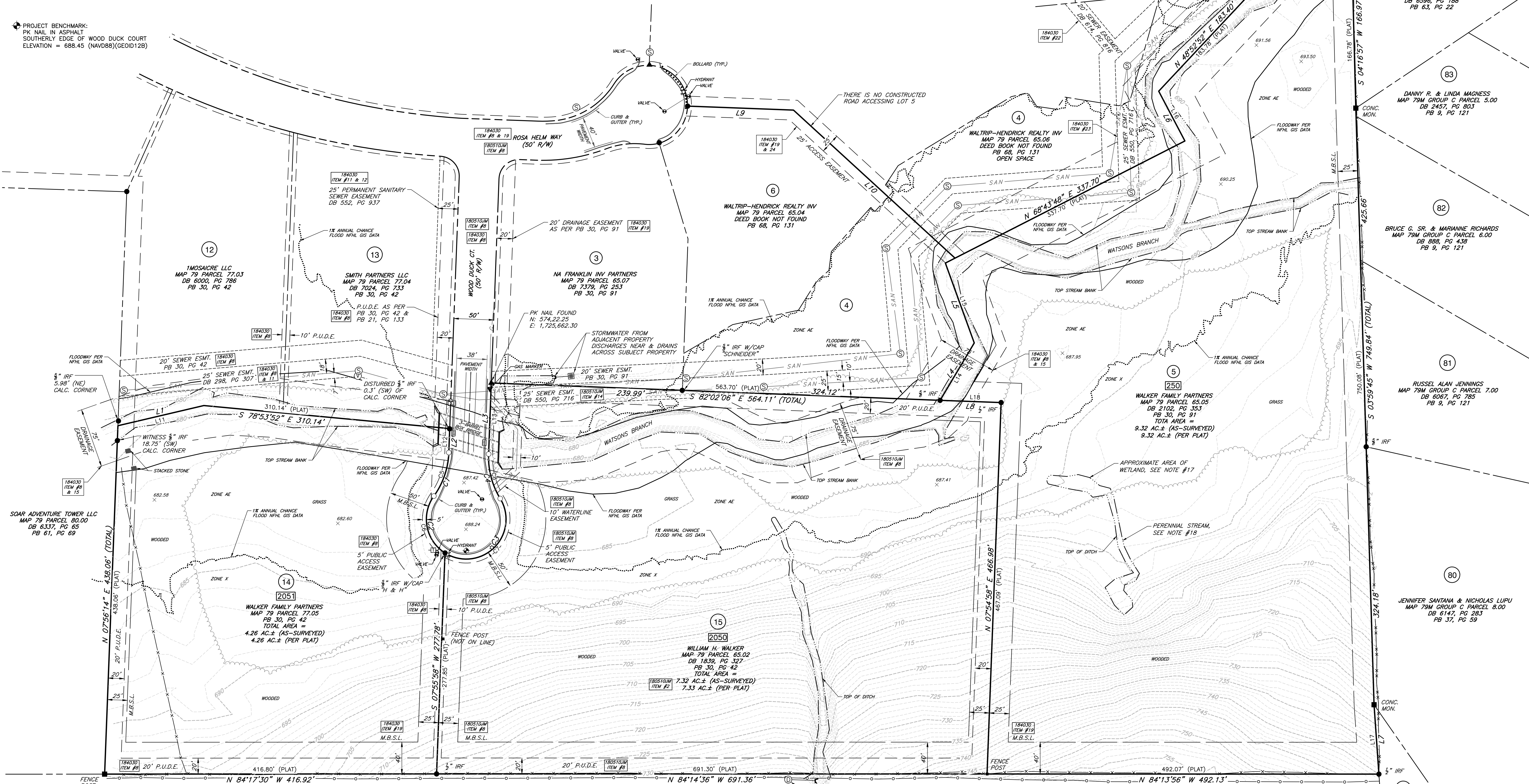
EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING EASEMENT
M.B.S.L. MINIMUM BUILDING SETBACK LINE
EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
EXISTING SPOT ELEVATION

EXISTING FARM FENCE
EXISTING CHAIN LINK FENCE
SAN EXISTING SANITARY SEWER LINE
ST EXISTING STORM SEWER LINE
G EXISTING GAS LINE
W EXISTING WATER LINE
EXISTING TREELINE

IRON REBAR FOUND (IRF)
MAG / PK NAIL FOUND
CONCRETE MONUMENT FOUND
FENCE POST FOUND
IRON REBAR SET W/CAP
LIGHT STANDARD
GAS LINE MARKER
ELECTRIC CONTROL CABINET (ABOVE GRADE)

CLEAN OUT
SANITARY MANHOLE
SANITARY VENT PIPE
WATER BOX (WATER VALVE)
FIRE HYDRANT
STORM MANHOLE
CURB INLET
INLET SQUARE

184030 ITEM #2 COMMITMENT & EXCEPTION NUMBER
14 LOT NUMBER
2050 PROPERTY ADDRESS NUMBER
BENCHMARK



AS-MEASURED LINE DATA

LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'
L2	S 07°54'51" W	30.15'
L3	N 07°54'51" E	89.38'
L4	N 36°28'24" E	83.92'
L5	N 14°08'29" W	106.71'

LINE #	DIRECTION	LENGTH
L6	N 21°59'05" W	70.63'
L7	S 01°44'38" W	87.43'
L8	N 82°10'44" W	76.68'
L9	S 82°06'05" E	133.09'
L10	S 41°44'20" E	275.21'

AS-MEASURED CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°08'08" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

RECORD PLAT CURVE DATA

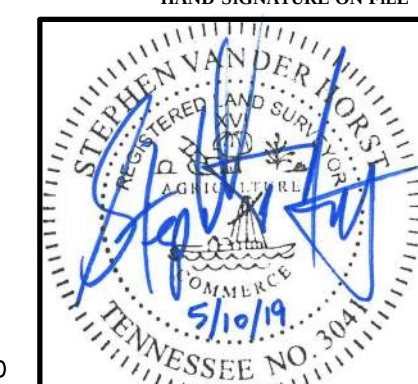
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

RECORD PLAT LINE DATA

LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°48'39" W	87.50'
L18	N 82°03'46" W	77.24'

MICHAEL J. & TERESA L. MITCHELL
MAP 890 GROUP D PARCEL 12.00
DB 3228, PG 829
PB 9, PG 17

SCALE IN FEET
0 60 120



ALTA/SPS SURVEY
WILLIAMSON COUNTY, TENNESSEE
TAX MAP 79 PARCELS 65.02, 65.05, & 77.05

DRAWING NO.: SV-02

SHEET 2 OF 2

DATE: NOVEMBER 16, 2019
DRAWN BY: JRC
CHECKED BY: JRC
APPROVED BY: JRC

NO. DATE DESCRIPTION

REVISION RECORD

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cetinc.com

COMMUNITY HOUSING PARTERSHIP
OF WILLIAMSON COUNTY