

## **RESOLUTION 2019-89**

### **A RESOLUTION AMENDING THE APEX PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF CAROTHERS PARKWAY AND McEWEN DRIVE**

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2016-51; and

**WHEREAS**, the BOMA has approved the Planned Unit Development for the property as part of Resolution 2016-88; 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 initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

**WHEREAS**, *Tennessee Code Annotated* (T.C.A.) §§ 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period; and

**WHEREAS**, the Apex Village PUD vesting period began on March 28, 2017, and is set to expire on March 28, 2020, and the applicant has not obtained approval of a final development plan, secured any permits, or commenced site preparation; and

**WHEREAS**, *Tennessee Code Annotated* (T.C.A.) §§ 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

**WHEREAS**, the Franklin Zoning Ordinance §§ 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

**WHEREAS**, the applicant has requested an extension of the vesting period for one year, until March 28, 2021.

**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---01417	5.84
062---01418	17.77
Total	23.61

**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 Apex Village PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Apex Village PUD
Base Zone District	Specific Development-Variety SD-X (14.61/350,000/200)
Character Area Overlay	MECO-4
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	345
Number of Nonresidential Square Footage	300,000 SF Office 50,000 SF Retail
Number of Hotel Rooms	200
Connectivity Index	1.57
Open Space Requirements	1.18 acres
Number of Phases in Development	1

**SECTION IV.** That the original vesting period was initiated on March 28, 2017, and was set to expire on March 28, 2020. The Board of Mayor and Aldermen have concluded that it is in the best interest of the community to allow the development to proceed without terminating the vested property right, and, therefore, the vesting period is extended for one year until March 28, 2021, as requested by the property owner. The development plan will have until March 28, 2021, to obtain the approval of a final development plan, secure any necessary permits, and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

**SECTION V.** That the total vesting period of ten (10) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten (10) years from the date

of the original approval of the preliminary development plan (March 28, 2017) and shall remain at March 28, 2027.

**SECTION VI.** That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the original 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 VII.** BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

\_\_\_\_\_  
**Eric S. Stuckey**  
City Administrator

\_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED:

\_\_\_\_\_

PUBLIC HEARING HELD:

\_\_\_\_\_

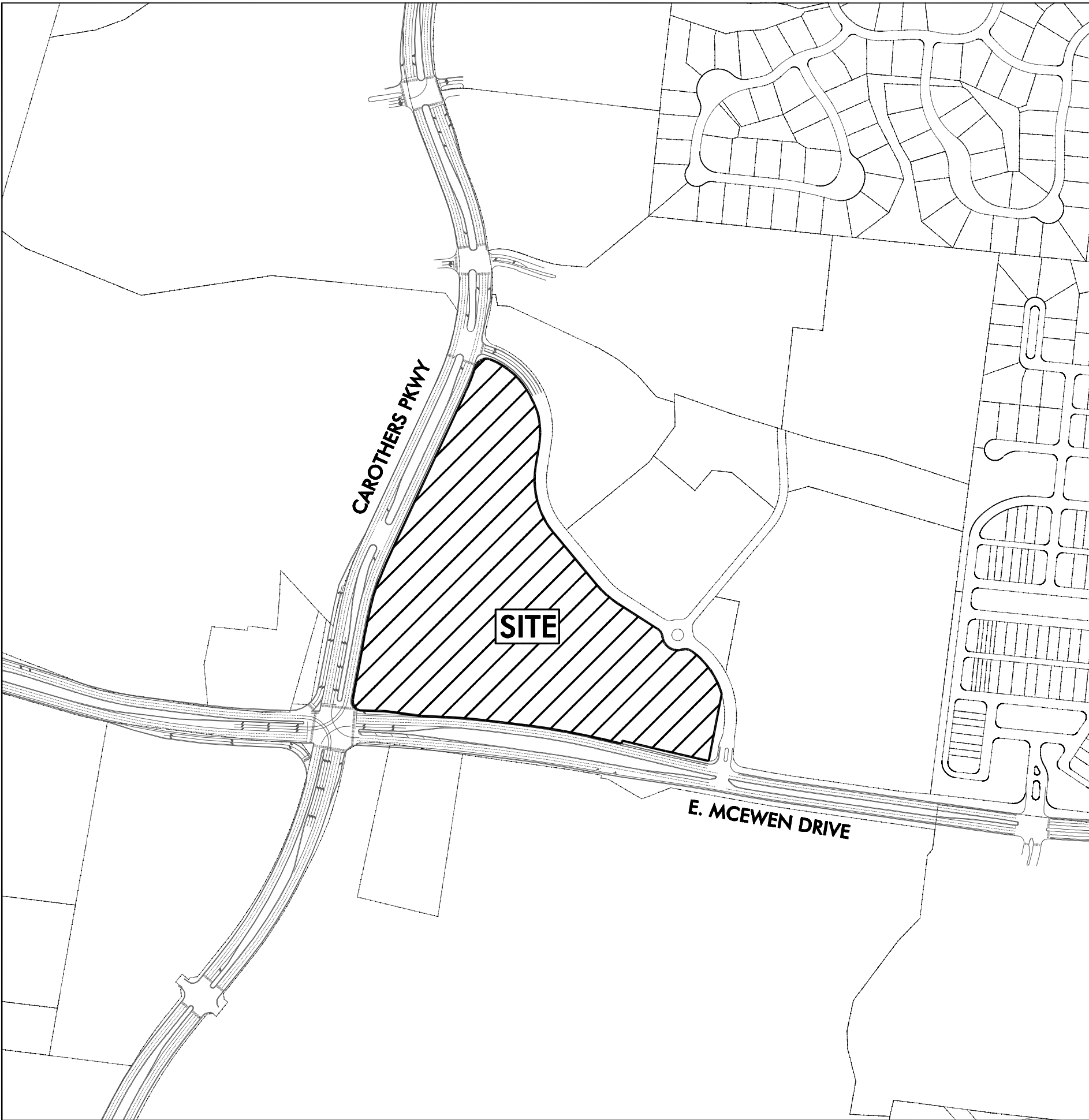
DEVELOPMENT PLAN SUBMITTAL

# APEX VILLAGE

PUD DEVELOPMENT PLAN  
SD-X (SPECIFIC DEVELOPMENT - MIXED USE)  
FRANKLIN, TENNESSEE  
CITY OF FRANKLIN PROJECT NO. 6305  
DECEMBER 12, 2016  
REV. JANUARY 05, 2017  
REV. APRIL 18, 2017

SITE DATA

SUBDIVISION/DEVELOPMENT:	APEX VILLAGE
CITY OF FRANKLIN PROJECT NUMBER	6305
TAX MAP & PARCELS	MAP 62 - PARCELS 01417 & 01418
ADDRESS	CAROTHERS PARKWAY
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	8TH
EXISTING ZONING- CHARACTER OVERLAY OTHER APPLICABLE OVERLAYS	GENERAL COMMERCIAL DISTRICT - McEWEN CHARACTER AREA 4 FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS	CONVENTIONAL
ACREAGE OF SITE	+/- 23.61 ACRES
RESIDENTIAL DENSITY	14.61
COMMERCIAL SQUARE FOOTAGE	350,000
PROPOSED HOTEL KEYS	200
PROPOSED ZONING	SPECIFIC DEVELOPMENT VARIETY (SD-X) 14.61, 350,000, 200
OWNERS REPRESENTATIVE:	CRESCENT COMMUNITIES, LLC.
ADDRESS:	205 POWELL AVENUE BRIENTWOOD, TN. 37027 615.312.8242
PHONE NO.:	
CONTACT NAME:	KHRIS PASCARELLA
E-MAIL ADDRESS:	kpascarella@PEARLSTREETPARTNERS.COM
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 - NASHVILLE TN 37203
PHONE NO.:	(615) 250-8154
FAX NO.:	(615) 250-8155
CONTACT:	JOHN HAAS - jhaas@edgela.com
CIVIL ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE - NASHVILLE, TN 37204
PHONE NO.:	(615) 564-2876
CONTACT:	RYAN McMASTER - ryan.mcmaster@kimley-horn.com




SITE LOCATION MAP

INDEX OF SHEETS

SHEET #	TITLE
C-0.0	COVER SHEET
C-1.0	OVERALL EXISTING CONDITIONS PLAN
C-1.0A	TREE PRESERVATION PLAN
C-2.0	OVERALL DEVELOPMENT PLAN
C-3.0	OVERALL GRADING, DRAINAGE, & UTILITY PLAN
C-4.0	OVERALL ROW & ACCESS PLAN
A-1.0	OFFICE, RETAIL & GARAGE ELEVATIONS
A-2.0	RETAIL, OFFICE & HOTEL ELEVATIONS
A-3.0	MULTI-FAMILY ELEVATIONS
A-4.0	TOWNHOME ELEVATIONS

- APPLICANT IS REQUESTING THE FOLLOWING:
- SECTION 5.3.5 (3)(b) (ii) RESIDENTIAL DEVELOPMENT REQUIREMENT (DESIGN MODIFICATION)  
APPLICANT IS REQUESTING THAT MAXIMUM LENGTH OF ANY ATTACHED RESIDENTIAL BUILDING CAN BE GREATER THAN 200 FEET.
  - SECTION 5.5.4 - DEDICATION OF PUBLIC LAND FOR PARKS AND GREENWAYS/BLEUWAYS (MODIFICATION OF STANDARDS)  
APPLICANT IS REQUESTING THAT THE REQUIREMENT FOR PARKLAND DEDICATION BE SATISFIED WITH A PRIVATELY HELD AND MAINTAINED OPEN SPACE WITH AN ALL ACCESS PUBLIC EASEMENT
  - SECTION 5.10.4 (1) (iii) - CONNECTIVITY INDEX REQUIREMENT (MODIFICATION OF STANDARDS)  
APPLICANT IS REQUESTING THAT THE MINIMUM CONNECTIVITY INDEX SCORE OF 1.65 CANNOT BE ACHIEVED DUE TO THE TOPOGRAPHIC CONDITIONS AND NATURAL FEATURES OF THE SITE.



HISTORIC  
FRANKLIN  
TENNESSEE

THESE PLANS HAVE BEEN REVIEWED FOR CODE COMPLIANCE

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. [IBC: 107.4] Please read Commercial Inspection Procedures.

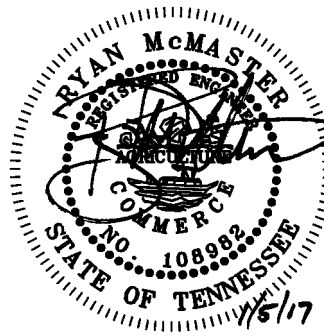
By Maureen Culberson at 7:30 am, May 01, 2017

Approved plans in Application Submittal Folder # 006

PREPARED FOR:

CRESCENT COMMUNITIES, LLC.

227 W. TRADE STREET, SUITE 1000  
CHARLOTTE, NC. 28202  
615.312.8242



Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204  
Main: 615.564.2701 | www.kimley-horn.com  
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PREPARED BY:

EDGE

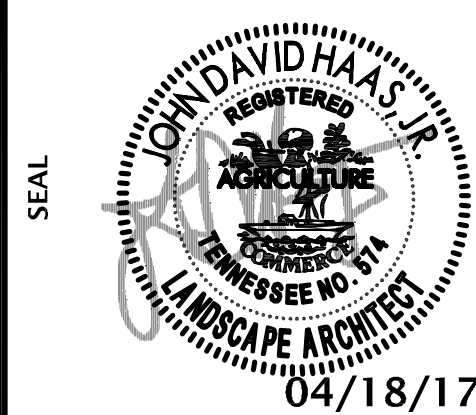
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

210 12th Ave. South, Suite 202  
Nashville, Tennessee 37203  
P 615-250-8154 F 615-250-8155



CONSULTANTS

SEAL



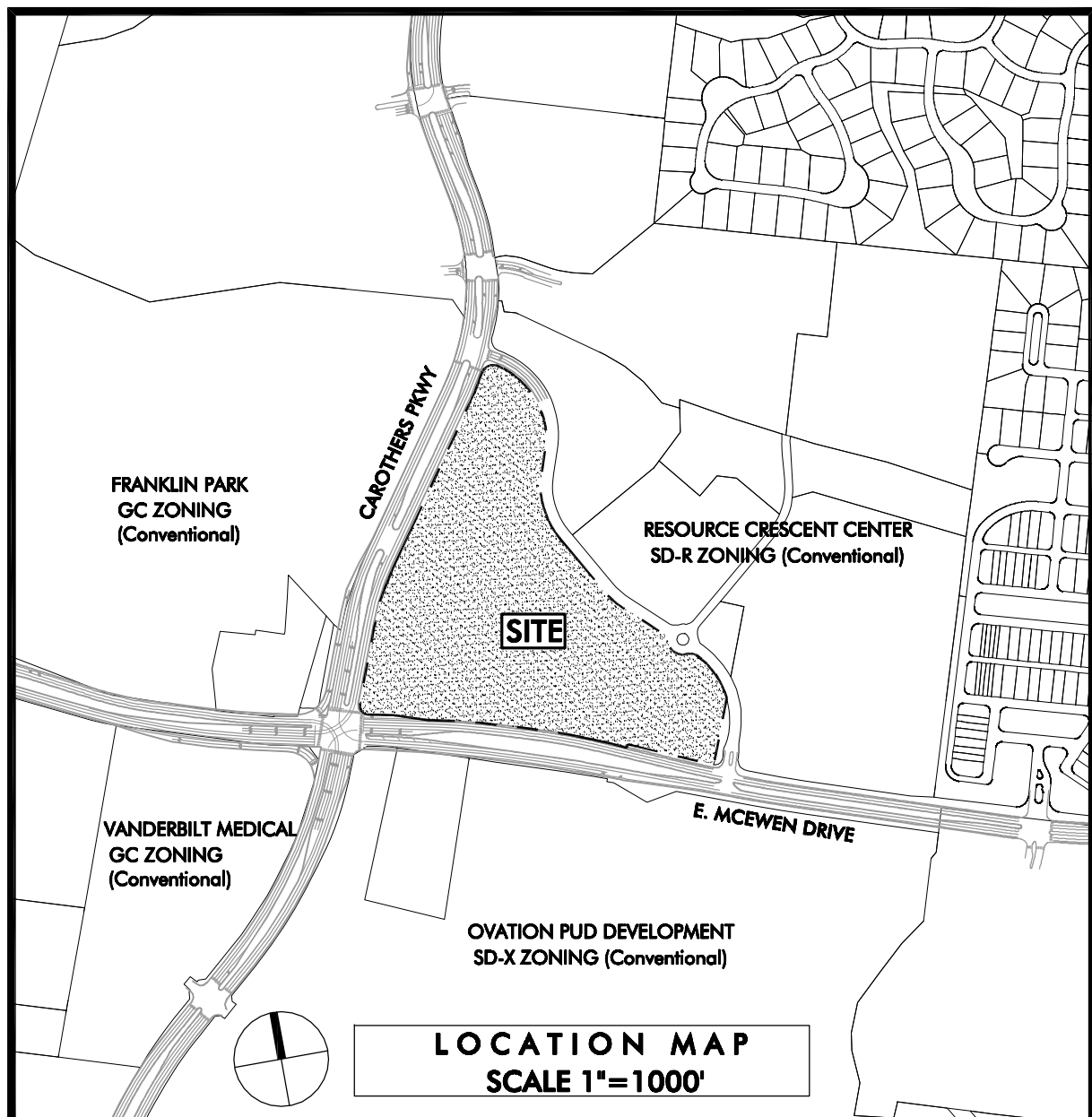
APEX VILLAGE  
PUD DEVELOPMENT PLAN  
C.O.F. #6305  
FRANKLIN, TN

CRESCENT COMMUNITIES LLC

PROJECT NO. COF #6305  
Date 12/12/16  
Revisions  
1. PER CITY COMMENTS 01.05.17  
ONE STOP SUBMITTAL 04.18.17

OVERALL DEVELOPMENT PLAN  
Sheet Number

C 2.0



### SITE DATA

SUBDIVISION/DEVELOPMENT  
MAP & PARCEL NUMBER  
ADDRESS

APEX VILLAGE  
MAP 062, PARCELS 01417 & 01418  
CAROTHERS PARKWAY

EXISTING ZONING  
CHARACTER AREA  
SPECIAL AREA  
OTHER APPLICABLE OVERLAYS

GC - GENERAL COMMERCIAL  
MCEWEN  
4  
FLOODWAY FRINGE OVERLAY (FFO)  
FLOODWAY OVERLAY DISTRICT (FWO)  
CONVENTIONAL

DEVELOPMENT STANDARD

ACREAGE OF SITE  
SQUARE FOOTAGE OF SITE

+/- 23.61 ACRES  
+/- 1,028,538 SQ. FT.

RESIDENTIAL DENSITY  
COMMERCIAL SQUARE FOOTAGE  
PROPOSED HOTEL KEYS

14.61 DUWU/ACRE  
350,000  
200

PROPOSED ZONING

SPECIFIC DEVELOPMENT  
VARIETY (SD-X) 14.61, 350,000, 200

MINIMUM REQUIRED SETBACK LINES  
BUILDING SETBACKS

5 FT.

DEVELOPER:  
KHRIS PASCARELLA  
CRESCENT COMMUNITIES  
205 POWELL AVENUE  
BRENTWOOD, TN 37207  
(615) 312-8242  
kpascarella@pearlstreetpartners.com

APPLICANT:  
JOHN HAAS  
EDGE  
210 12TH AVE. SOUTH - SUITE 202  
NASHVILLE, TN 37203  
(615) 250-8154  
jhaas@edgela.com

BUILDING HEIGHT

12 STORIES MAX.

LANDSCAPE SURFACE RATIO  
MIN. LANDSCAPE SURFACE RATIO

0.40  
0.20

MINIMUM PARKING REQUIREMENT  
PARKING PROVIDED

SEE CHART THIS PAGE  
SEE CHART THIS PAGE

EXISTING TREE CANOPY

+/- 7.48 ACRES (32% OF SITE)

MIN. AREA OF EXISTING TREE CANOPY  
TO PRESERVE

+/- 1.80 ACRES (24% OF EXISTING CANOPY)

AREA OF PRESERVED TREE CANOPY

+/- 1.86 ACRES (25% OF EXISTING CANOPY)

FORMAL OPEN SPACE -  
REQUIRED

+/- 1.18 ACRES (5% OF GROSS  
DEVELOPMENT SIZE)

FORMAL OPEN SPACE -  
PROVIDED

+/- 1.20 ACRES (5% OF GROSS  
DEVELOPMENT SIZE)

INFORMAL OPEN SPACE -  
REQUIRED

NONE

INFORMAL OPEN SPACE -  
PROVIDED

+/- 10.98 ACRES (47% OF GROSS  
DEVELOPMENT SIZE)

\*REQUIRED PARKLAND DEDICATION

+/- 5.23 ACRES

\*PROVIDED PARKLAND

+/- 5.24 ACRES

\*APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS - SEE NOTES THIS PAGE

RESIDENTIAL DENSITY

14.61 DUA

NET DENSITY (MINUS ROW)

14.90 DUA

NET DENSITY (MINUS ROW &  
OVERLAY CONSTRAINTS)

18.90 DUA

PROPOSED NUMBER OF RESIDENTIAL UNITS BY USE TYPE

TOWNHOMES

15 UNITS

\*MULTI-FAMILY UNITS

330 UNITS

TOTAL UNITS

345 UNITS

\*MULTI-FAMILY UNITS WILL BE DIVIDED INTO THE FOLLOWING MIX:

STUDIOS

+/- 4% - 8%

ONE BEDROOM

+/- 50% - 54%

TWO BEDROOM

+/- 38% - 42%

THREE BEDROOM

+/- 2% - 6%

(NOTE THAT THIS IS AN APPROXIMATE UNIT MIX ONLY - ACTUAL UNIT MIX NUMBERS  
WILL BE PROVIDED AT SITE PLAN SUBMITTAL)

PROPOSED SQUARE FOOTAGE BY USE TYPE (NONRESIDENTIAL)

OFFICE

+/- 300,000 SF

COMMERCIAL

+/- 50,000 SF

HOTEL

200 KEYS

### LEGEND

TREE PROTECTION AREA

EXISTING SPECIMEN TREE

LIMITS OF DISTURBANCE

0' 30' 60' 120' NORTH

### ENGINEERING PROVIDED BY:

RYAN MCMASTER  
KIMLEY-HORN  
214 OCEANSIDE DRIVE  
NASHVILLE, TN 37204  
(615) 564-2876  
ryan.mcmaster@kimley-horn.com

### DEVELOPER:

KHRIS PASCARELLA  
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### APPLICANT:

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210 12TH AVE. SOUTH  
SUITE 202  
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(615) 250-8154  
jhaas@edgela.com

### SHARED PARKING

#### ADJUSTED WEEKDAY PEAK PARKING DEMAND (SCENARIO 1)

DAY AND TIME	REQUIRED PARKING SPACES				PLUS 5% SPACES IN EXISTING PARKING
	Visitors	Employees/ Residents	SUBTOTAL	REDUCED 20% FOR INTERNAL TRIPS	
Weekday (2:00 PM in June)	489	1,016	1,505	1,204	1,256 *
Saturday (7:00 PM in June)	481	100	581	465	517 *

\* This is the total number of parking spaces needed in Parking Garage P. Based on the data provided in Shared Parking - 2nd Edition, which was published by the Urban Land Institute. Parking Garage Q should include 1.65 parking spaces per apartment in Building C.

#### ADJUSTED WEEKDAY PEAK PARKING DEMAND (SCENARIO 2)

DAY AND TIME	REQUIRED PARKING SPACES				PLUS 5% SPACES IN EXISTING PARKING
	Visitors	Employees/ Residents	SUBTOTAL	REDUCED 20% FOR INTERNAL TRIPS	
Weekday (2:00 PM in June)	499	1,373	1,872	1,498	1,550 *
Saturday (7:00 PM in June)	532	587	1,119	895	947 *

\* This is the total number of parking spaces needed in Parking Garages P and Q (combined).

\*SEE SHARED PARKING STUDY FOR DETAILS

### BUILDING USE MATRIX

BUILDING	DESCRIPTION
A	OFFICE & RESTAURANT
B	HOTEL
C	MULTI-FAMILY & RESTAURANT
D	FLEX COMMERCIAL & OFFICE
E	FLEX COMMERCIAL & OFFICE
F	RESTAURANT
G	RESTAURANT
J	FLEX/TOWNHOUSE
K	FLEX/TOWNHOUSE
L	FLEX/TOWNHOUSE
M	FLEX/TOWNHOUSE
P	GARAGE
Q	GARAGE

NOTE: TREE REMOVAL AND REPLACEMENT WITHIN THE TREE PROTECTION ZONE SHALL BE LIMITED TO THE MAXIMUM EXTENT POSSIBLE TO MEET THE INTENT OF THE TREE PROTECTION ORDINANCE. TREES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE REPLACED PER THE ZONING ORDINANCE SECTION 5.2.4(7). FOR REQUIRED TREE REPLACEMENT NOT OCCURRING ON-SITE, TREE BANK CONTRIBUTION SHALL APPLY. THE EXACT AMOUNT OF THE TREE REMOVAL AND TREE BANK CONTRIBUTION SHALL BE DETERMINED WITH THE SITE PLAN. HOWEVER, THE PLANNED TREE PROTECTION ZONE SHALL BE SHOWN ON THE DEVELOPMENT PLAN.

THE FOLLOWING ITEMS OUTLINE RECOMMENDATIONS RELATED TO THE TRAFFIC IMPACT STUDY, PERFORMED BY FISCHBACH TRANSPORTATION, AND ADDITIONAL STAFF RECOMMENDATIONS PER THE THIRD PARTY REVIEW VIA VOLKERT INC. FOR IMPROVEMENTS RELATED TO THIS DEVELOPMENT:

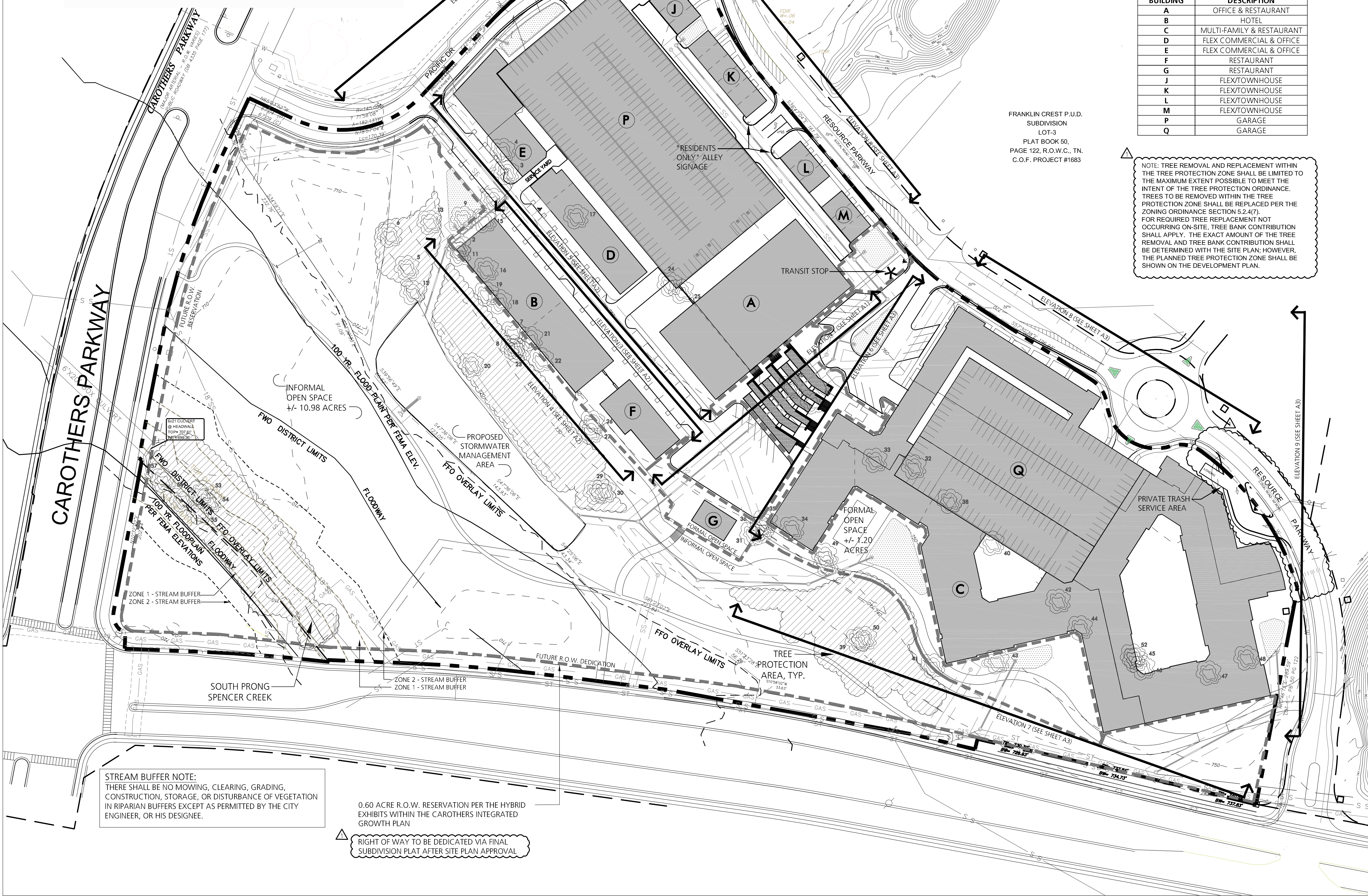
- A TRAFFIC SIGNAL SHOULD BE INSTALLED AT THE INTERSECTION OF E. MCEWEN DRIVE AND RESOURCE PARKWAY. AT THIS TIME, THIS IMPROVEMENT IS REQUIRED PER THE OVATION DEVELOPMENT PLAN
- A TRAFFIC SIGNAL SHOULD BE INSTALLED AT THE INTERSECTION OF CAROTHERS PARKWAY AND RESOURCE PARKWAY
- THE STORAGE BAY ON THE EXISTING, SOUTHBOUND LEFT-HAND TURN LANE FROM CAROTHERS PARKWAY TO PACIFIC DRIVE SHALL BE EXTENDED TO 150'
- FUTURE RIGHT-OF-WAY RESERVATION SHOULD BE PROVIDED ALONG CAROTHERS PARKWAY AND E. MCEWEN DRIVE PER THE HYBRID EXHIBIT OF THE CAROTHERS INTEGRATED GROWTH PLAN. ROW IS TO BE RESERVED AND DEDICATED VIA FINAL SUBDIVISION PLAT AFTER SITE PLAN APPROVAL.
- PACIFIC DRIVE SHALL INCLUDE ONE THROUGH LANE IN EACH DIRECTION AND A CONTINUOUS CENTER TURN LANE FROM CAROTHERS PARKWAY TO RESOURCE PARKWAY
- RESOURCE PARKWAY SHALL INCLUDE STORAGE BAYS AND LEFT-HAND TURN LANES INTO THE PROJECT ACCESS LOCATIONS AND TERRAPIN DRIVE INTERSECTION
- THE ACCESS POINTS TO DECK "P" VIA PACIFIC DRIVE AND RESOURCE PARKWAY SHALL PROVIDE ONE ENTRY LANE AND TWO EXIT LANES, STRIPED AS SEPARATE LEFT AND RIGHT TURNS

ALL TRANSPORTATION DESIGNS SHALL BE COMPLETED ACCORDING TO MUTCD, AASHTO, AND CITY OF FRANKLIN STANDARDS.

FRANKLIN CREST P.U.D.  
SUBDIVISION  
LOT-3  
PLAT BOOK 50,  
PAGE 122, R.O.W.C., TN.  
C.O.F. PROJECT #1683

PERCENTAGES OF SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS			
Street Name	Classification	Entering Traffic	Exiting Traffic
McEwen Drive (west of Carothers Parkway)	Major Arterial	50%	50%
McEwen Drive (between Carothers Parkway and Resource Parkway)	Major Arterial	30%	35%
McEwen Drive (east of Resource Parkway)	Major Arterial	10%	10%
Carothers Parkway (south of McEwen Drive)	Major Arterial	15%	15%
Carothers Parkway (between McEwen Drive and Pacific Drive)	Major Arterial	35%	30%
Carothers Parkway (north of Pacific Drive)	Major Arterial	20%	20%

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS				
Street Name	Classification	Entering Traffic	Exiting Traffic	Total Vehicles Per Day
McEwen Drive (west of Carothers Parkway)	Major Arterial	1,855	1,855	3,710
McEwen Drive (between Carothers Parkway and Resource Parkway)	Major Arterial	1,113	1,298	2,411
McEwen Drive (east of Resource Parkway)	Major Arterial	371	371	742
Carothers Parkway (south of McEwen Drive)	Major Arterial	556	556	1,112
Carothers Parkway (between McEwen Drive and Pacific Drive)	Major Arterial	1,298	1,113	2,411
Carothers Parkway (north of Pacific Drive)	Major Arterial	742	742	1,484



IMPACT STATEMENT NOTES:  
1. FROM THIS SITE, IT IS APPROXIMATELY 1.5 MILES TO FIRE STATION 6 ON COOL SPRINGS BOULEVARD AND 5 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE.

2. THE NEAREST PARK AND RECREATIONAL FACILITIES ARE LOCATED APPROXIMATELY 0.5 MILES EAST OF THE DEVELOPMENT ON MCEWEN DRIVE (LIBERTY PARK). CHEEK PARK AND THE WILLIAMSON COUNTY RECREATION CENTER ARE APPROXIMATELY 5 MILES FROM THE PROPOSED DEVELOPMENT.

3. THIS DEVELOPMENT WILL RESULT IN AN INCREASE OF 345 MULTI-FAMILY & TOWNHOME UNITS. BASED ON AN AVERAGE OF 0.10 SCHOOL AGE STUDENTS PER MULTI-FAMILY/TOWNHOME HOUSEHOLD, THIS WILL INCREASE THE CURRENT STUDENT SCHOOL POPULATION BY A TOTAL OF ±104 STUDENTS WITHIN THE FOLLOWING CATEGORIES: KENROSE ELEMENTARY (34 STUDENTS), SUNSET MIDDLE (34 STUDENTS), CENTENNIAL HIGH (34 STUDENTS).

4. WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 10" & 18" MAINS SURROUNDING THE SITE. WATER AVAILABILITY OF APPROXIMATELY 1160 SFUE HAS BEEN CONFIRMED BY MVUD FOR THIS DEVELOPMENT.

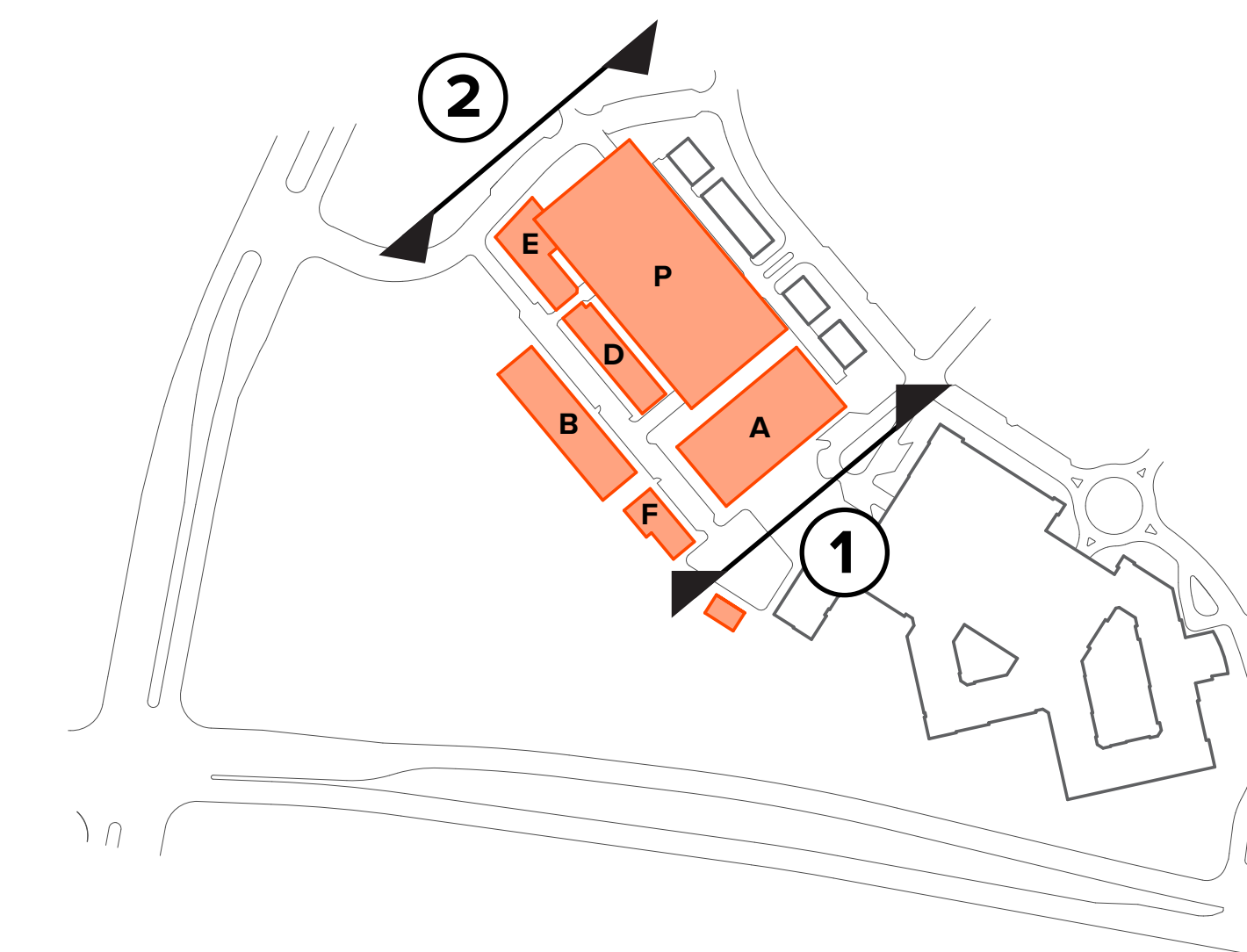
5. SANITARY SEWER WILL BE PROVIDED BY THE CITY OF FRANKLIN VIA EXISTING SEWER INFRASTRUCTURE ALONG EAST MCEWEN DRIVE AND CAROTHERS PARKWAY. THE CITY OF FRANKLIN HAS APPROVED THE ADDITION OF 1160 SFUE FOR THE DEVELOPMENT.

6. REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

NOTES:  
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.  
2. NO STRUCTURES CURRENTLY EXIST ON SITE.  
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

APPLICANT IS REQUESTING THE FOLLOWING:  
1. SECTION 5.3.5 (3)(b) (ii) RESIDENTIAL DEVELOPMENT REQUIREMENT (DESIGN MODIFICATION)  
APPLICANT IS REQUESTING THAT MAXIMUM LENGTH OF ANY ATTACHED RESIDENTIAL BUILDING CAN BE GREATER THAN 200 FEET.  
2. SECTION 5.5.4 - DEDICATION OF PUBLIC LAND FOR PARKS AND GREENWAYS/BLUEWAYS (MODIFICATION OF STANDARDS)  
APPLICANT IS REQUESTING THAT THE REQUIREMENT FOR PARKLAND DEDICATION BE SATISFIED WITH A PRIVATELY HELD AND MAINTAINED OPEN SPACE WITH AN ALL ACCESS PUBLIC EASEMENT  
3. SECTION 5.10.4 (1) (iii) - CONNECTIVITY INDEX REQUIREMENT (MODIFICATION OF STANDARDS)  
APPLICANT IS REQUESTING THAT THE MINIMUM CONNECTIVITY INDEX SCORE OF 1.65 CANNOT BE ACHIEVED DUE TO THE TOPOGRAPHIC CONDITIONS AND NATURAL FEATURES OF THE SITE.





ELEVATION 1 **BUILDING F**  
SCALE: 1" = 20'

**BUILDING A**



ELEVATION 2  
SCALE: 1" = 20'

**BUILDING P**

**BUILDING E**

**BUILDING B**

BUILDING MATERIALS TO INCLUDE:  
PRECAST CONCRETE, CONCRETE, NATURAL STONE  
CAST STONE, MASONRY (BRICK AND CMU) CEMENTITIOUS PANELS  
CURTAIN WALL AND STOREFRONT GLASS, STUCCO/ EIFS, WOOD

**NOTE:**  
ELEVATIONS DEPICTED ARE SCHEMATIC  
REPRESENTATIONS ONLY AND REPRESENT  
DESIGN INTENT. DETAILED ELEVATIONS WITH  
MATERIAL SELECTIONS SHALL BE SUBMITTED  
AT SITE PLAN

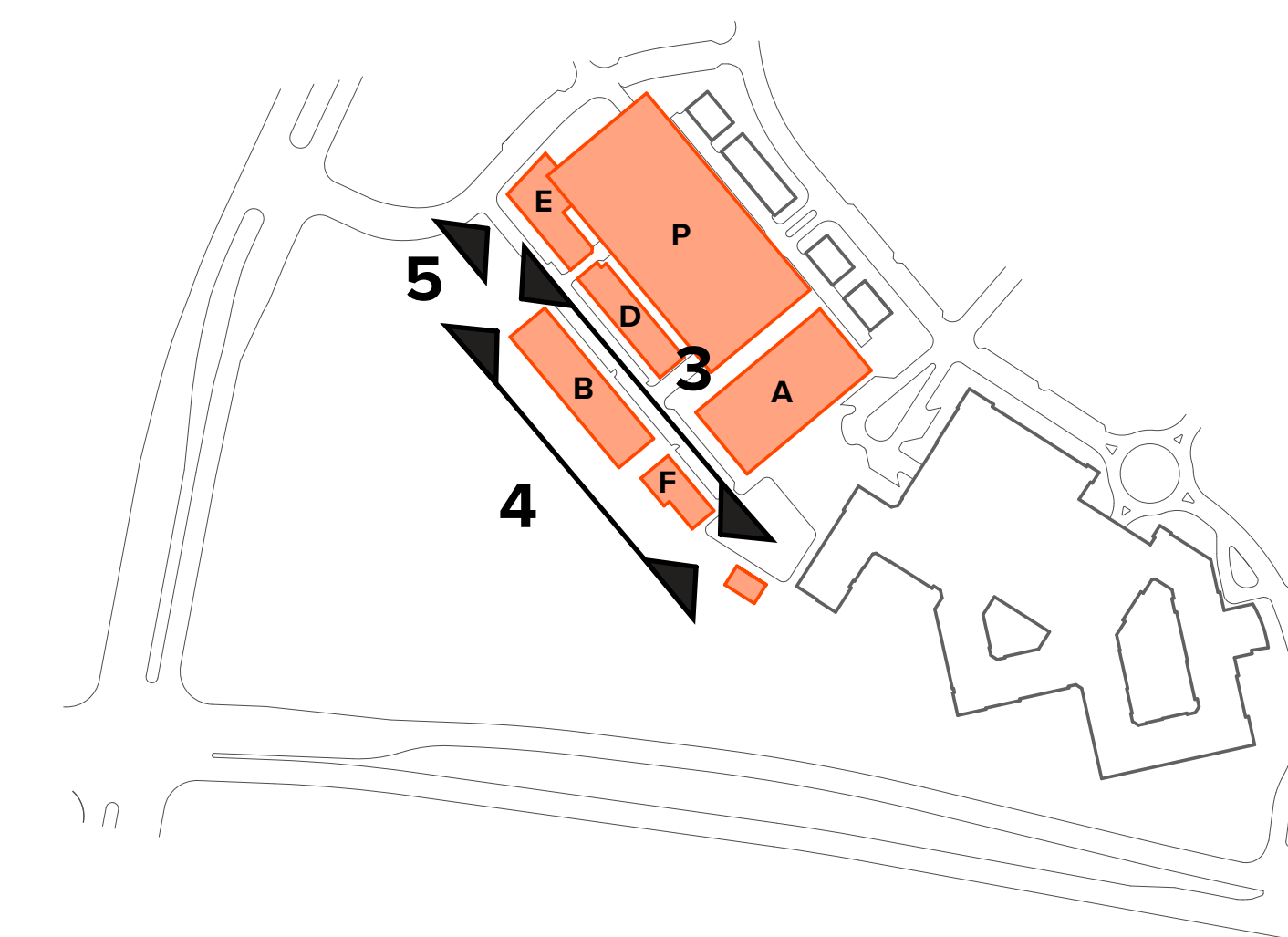
OFFICE, RETAIL &  
GARAGE ELEVATIONS  
**A1**





**ELEVATION 3**     **BUILDING F**  
SCALE: 1" = 20'

**BUILDING B**



**ELEVATION 4**  
SCALE: 1" = 20'

**BUILDING B**

**BUILDING F**



**ELEVATION 5**  
SCALE: 1" = 20'

**BUILDING E**

**BUILDING D**

**BUILDING A**

BUILDING MATERIALS TO INCLUDE:  
PRECAST CONCRETE, CONCRETE, NATURAL STONE  
CAST STONE, MASONRY (BRICK AND CMU) CEMENTITIOUS PANELS  
CURTAIN WALL AND STOREFRONT GLASS, STUCCO/ EIFS, WOOD

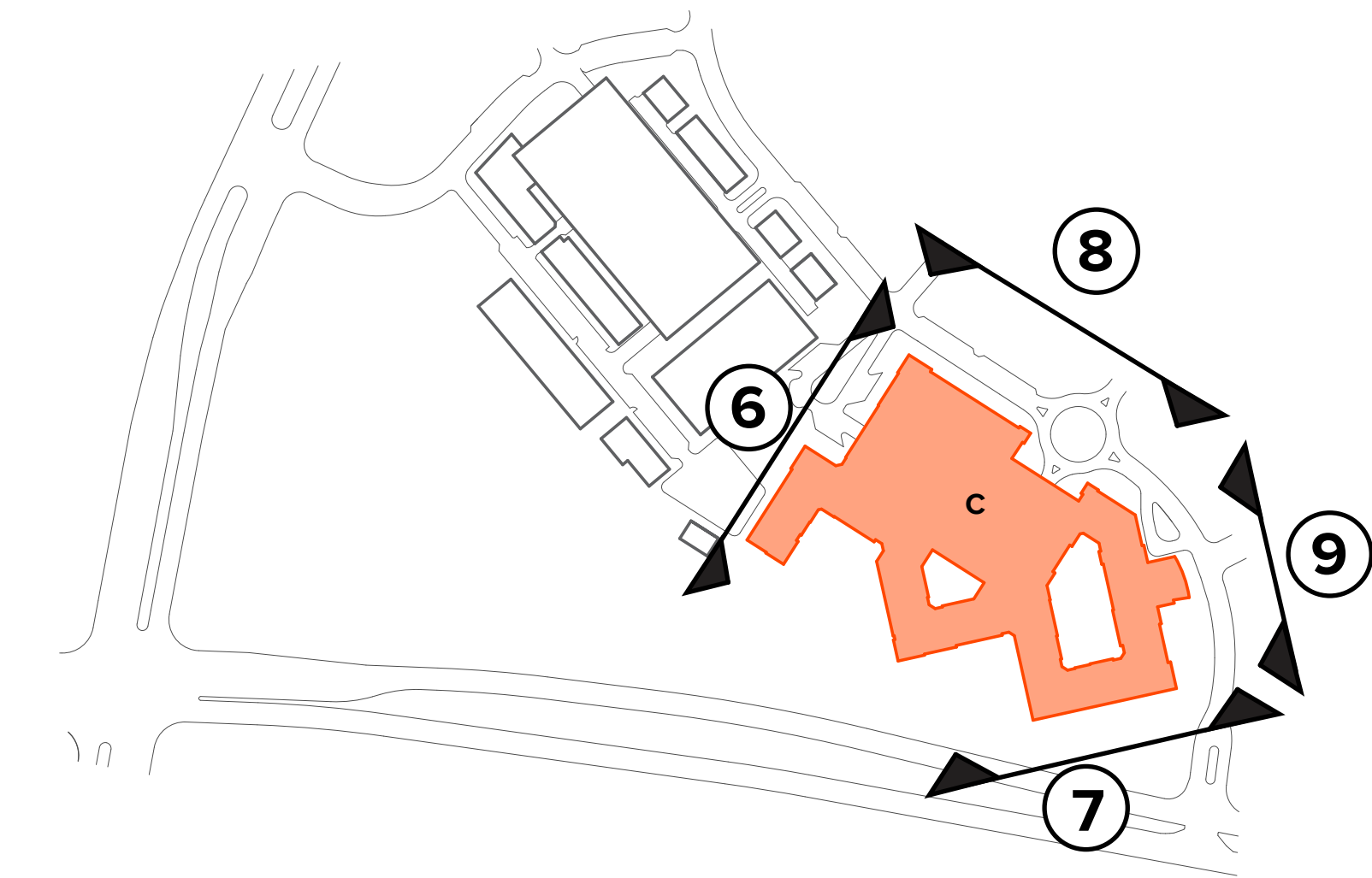
**NOTE:**  
ELEVATIONS DEPICTED ARE SCHEMATIC  
REPRESENTATIONS ONLY AND REPRESENT  
DESIGN INTENT. DETAILED ELEVATIONS WITH  
MATERIAL SELECTIONS SHALL BE SUBMITTED  
AT SITE PLAN

RETAIL, OFFICE &  
HOTEL ELEVATIONS  
**A2**





ELEVATION 6  
SCALE: 1" = 20'



ELEVATION 7  
SCALE: 1" = 20'



ELEVATION 8  
SCALE: 1" = 20'



ELEVATION 9  
SCALE: 1" = 20'

BUILDING MATERIALS TO INCLUDE:  
STUCCO, METAL PANEL, CEMENTITIOUS LAP SIDING, CEMENTITIOUS PANELS

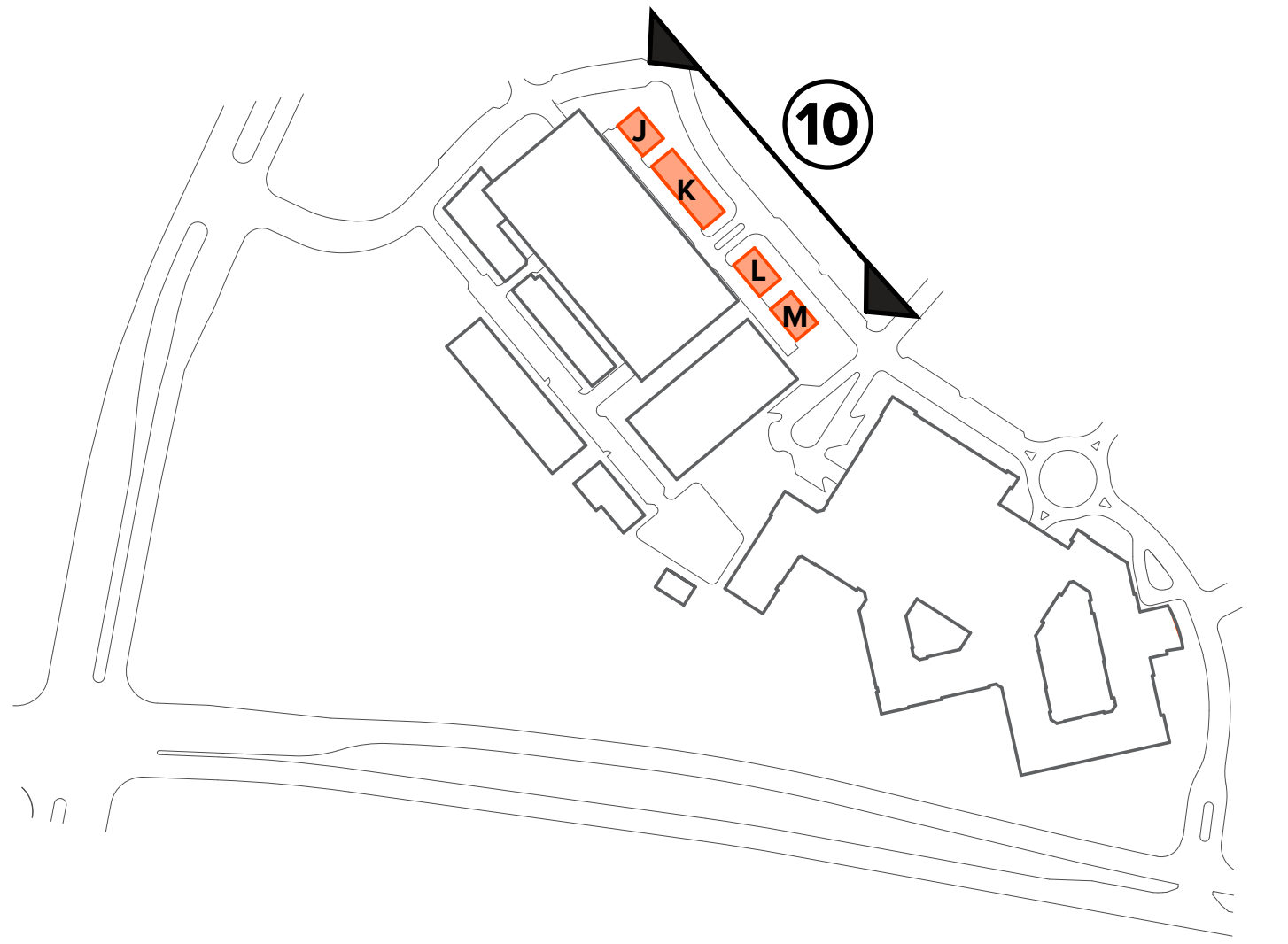
**NOTE:**  
ELEVATIONS DEPICTED ARE SCHEMATIC  
REPRESENTATIONS ONLY AND REPRESENT  
DESIGN INTENT. DETAILED ELEVATIONS WITH  
MATERIAL SELECTIONS SHALL BE SUBMITTED  
AT SITE PLAN

MUTI FAMILY  
ELEVATIONS  
**A3**





**ELEVATION 10**  
SCALE: 1" = 20'



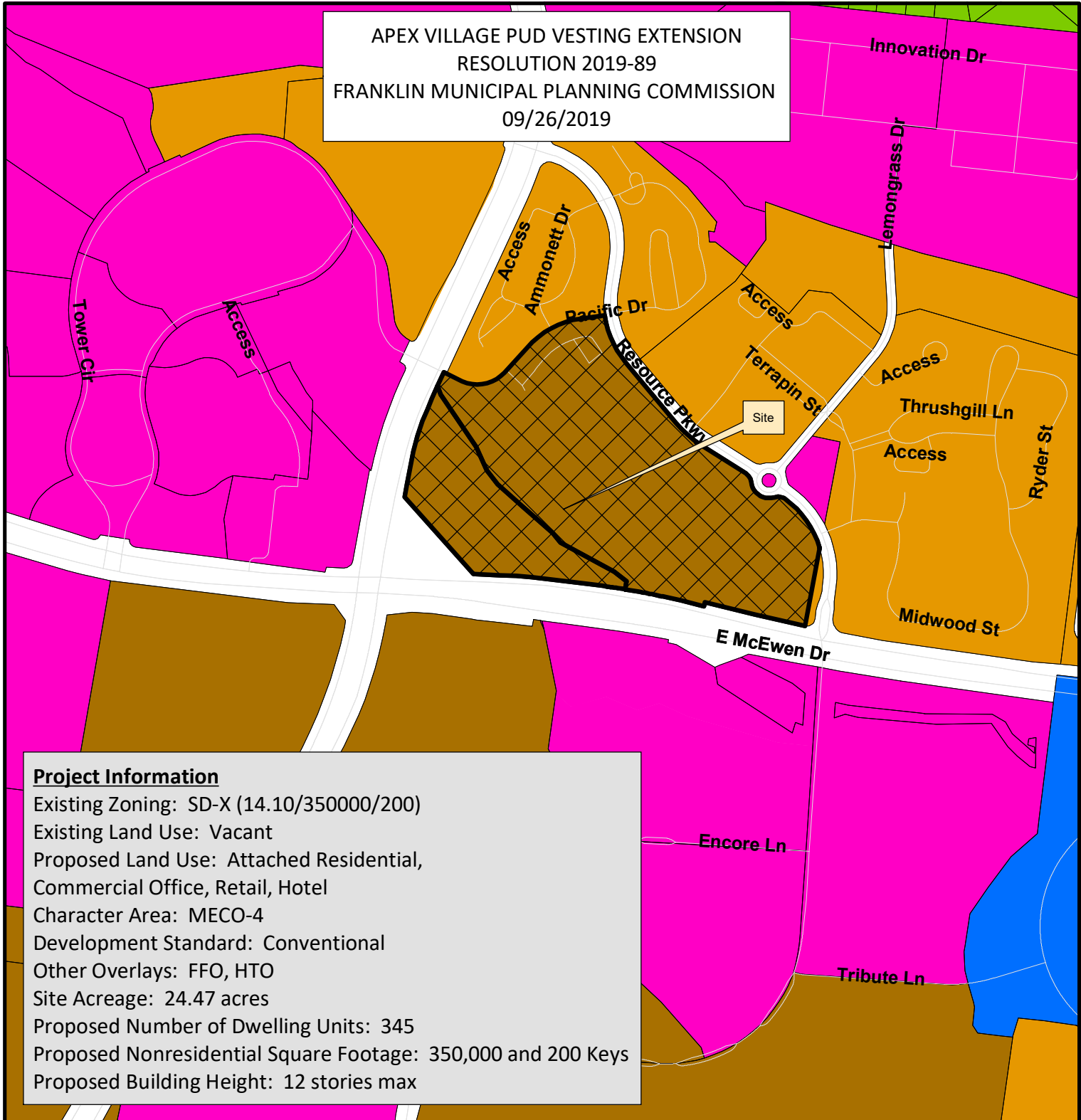
BUILDING MATERIALS TO INCLUDE:  
STUCCO, METAL PANEL, CEMENTITIOUS LAP SIDING, CEMENTITIOUS PANELS

**NOTE:**  
ELEVATIONS DEPICTED ARE SCHEMATIC  
REPRESENTATIONS ONLY AND REPRESENT  
DESIGN INTENT. DETAILED ELEVATIONS WITH  
MATERIAL SELECTIONS SHALL BE SUBMITTED  
AT SITE PLAN

**TOWNHOME  
ELEVATIONS  
A4**

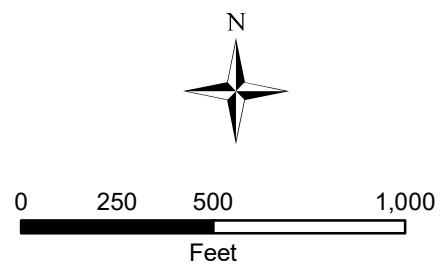


APEX VILLAGE PUD VESTING EXTENSION  
 RESOLUTION 2019-89  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 09/26/2019



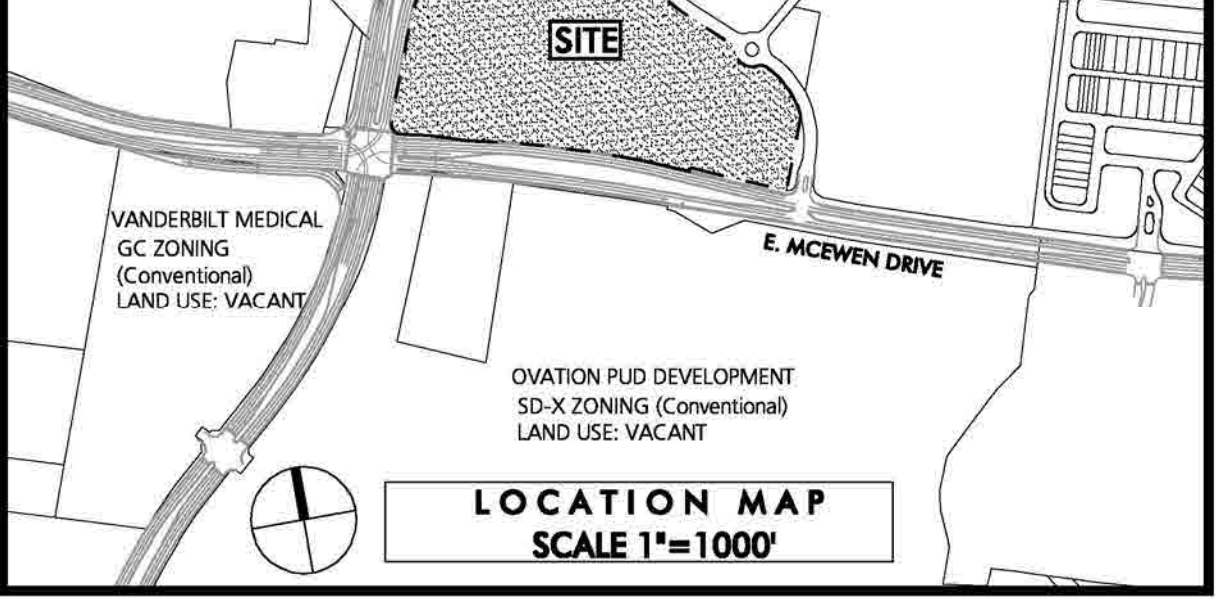
**Project Information**  
 Existing Zoning: SD-X (14.10/350000/200)  
 Existing Land Use: Vacant  
 Proposed Land Use: Attached Residential, Commercial Office, Retail, Hotel  
 Character Area: MECO-4  
 Development Standard: Conventional  
 Other Overlays: FFO, HTO  
 Site Acreage: 24.47 acres  
 Proposed Number of Dwelling Units: 345  
 Proposed Nonresidential Square Footage: 350,000 and 200 Keys  
 Proposed Building Height: 12 stories max

- |                                        |                                       |
|----------------------------------------|---------------------------------------|
| Apex Village 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. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.





SITE DATA

SITE AREA	+/- 23.61 ACRES
MAP & PARCEL NUMBER	MAP 062, PARCELS 01417 & 01418
ADDRESS	CAROTHERS PARKWAY
EXISTING ZONING/ CHARACTER AREA OVERLAY	GC - McEWEN AREA 4
RESIDENTIAL DENSITY	14.61 DWU/ACRE
COMMERCIAL SQUARE FOOTAGE	350,000
PROPOSED HOTEL KEYS	200
PROPOSED ZONING	SPECIFIC DEVELOPMENT VARIETY (SD-X) 14.61, 350,000, 200
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MIXED-USE
INTENDED USES	ATTACHED RESIDENTIAL OFFICE RETAIL HOTEL RESTAURANT
EXISTING TREE CANOPY	+/- 7.48 ACRES (32% OF SITE)

Legal Description of Crescent Resource Center  
Part of Lands Recorded in Plat 56 page 97  
In the City of Franklin, Williamson County, Tn.

ALL OF THOSE TRACTS OR PARCELS OF LAND, situated in the Eighth Civil District, City of Franklin, Williamson County, Tennessee that include the lands shown on the Final Plat of Resource Centre Section 1 that are bounded on the West with the right or way of Carothers Parkway, on the Northwest by the centerline of Pacific Drive and the lands of Resource Centre Subdivision as recorded (plat book 57 page 130), on the Northeast by Resource Parkway (plat book 50 page 122), on the East by Lot 1 of lands recorded in Plat book 50 page 122, and on the South by East McEwen Road ROW, and as filed in the Register's Office of Williamson County, Tennessee. (R.O.W.C., TN.) and being more particularly described as follows:

Beginning at the point of intersection of the easterly right-of-way line of Carothers Parkway variable in width) and the centerline line of Pacific Drive, variable in width (plat book 56 page 97), and the northwest corner of Lot 2 of Resource Centre - Section 1 ( (plat book 56 page 97) of which this is a part; thence with the common line of said Lot 2 and the centerline of said Pacific Drive, (passing the southwest corner of Lot 3 of Resource Centre PUD (plat book 57 page 130) at 12.07 ) , South 65°03'52" East 67.04 feet, along said centerline to a point in a curve to the left having a radius of 145.00 feet and a central angle of 71°58'08", thence, 182.13 feet along said curve, being subtended by a chord bearing North 87°25'04" East 170.39 feet to a point; thence, North 42°58'00" East 136.34 feet along said line to a point in a curve to the right having a radius of 300.00 feet and a central angle of 38°58'13"; thence, 204.05 feet along said curve, being subtended by a chord bearing North 62°27'06" East 200.14 feet to a point; thence, North 81°56'13" East 92.84 feet along said line to a point at the northerly corner of said Lot 2 and on the westerly right-of-way line of Resource Parkway (Plat Book 50, Page 122, R.O.W.C.), 50 feet in width) and a curve to the left having a radius of 350.00 feet and a central angle of 31°45'22"; thence with said Lot 2 and along the right of way line of Resource Parkway, 293.99 feet along said curve, being subtended by a chord bearing South 23°54'23" East 191.51 Feet to a point; thence, South 39°47'04" East 161.79 feet to point; thence, South 39°47'04" East 124.43 feet along said line to a point on a curve to the left having a radius of 388.39 feet and a central angle of 17°43'34"; thence, 120.16 feet along said curve, being subtended by a chord of South 48°38'51" East 119.86 feet to a point; thence, South 57°30'38" East 196.93 feet along said line to a point on a curve to the right having a radius of 44.50 feet and a central angle of 50°36'07"; thence, 39.30 feet along said curve, being subtended by a chord of South 31°42'55" East 38.04 feet to a point on a curve to the left having a radius of 65.00 feet and a central angle of 50°36'07"; thence 57.41 feet along said curve, being subtended by a bearing of South 31°42'55" East 55.56 feet to a point on a curve to the left having a radius of 65.00 feet and a central angle of 50°23'47"; thence, 57.41 feet along said curve, being subtended by a bearing of South 82°12'52" East 55.35 feet to a curve to the right having a radius of 44.50 feet and a central angle of 53°00'53"; thence, 41.18 feet along said curve being subtended by a chord bearing South 80°54'19" East 39.72 feet to a point on a curve to the right having a radius of 335.00 feet and a central angle of 38°20'41"; thence 224.20 feet along said curve being subtended by a chord bearing South 35°13'32" East 220.04 feet to a point on the westerly right-of-way line of Resource Drive and the northwest corner of Lot 1 of Franklin Crest PUD Subdivision (plat book 50 page 122); thence, South 10°46'13" West 283.59 along the west line of said Lot 1; no a point on the northerly right-of-way line of East McEwen Drive variable in width) and the southwest corner of said Lot 1, and also being on a curve to the left having a radius of 14,373.46 feet and a central angle of 1°29'57"; thence leaving said Lot 1 and with the north line of East McEwen right of way, 376.07 feet along said curve being subtended by a chord bearing North 76°47'09" West 376.06 feet to a point; thence, South 13°30'14" West 14.08 feet along said line to a point; thence, North 76°29'46" West 16.78 feet along said line to a point; thence, North 76°29'46" West 69.46 feet along said line to a point; thence, North 79°43'43" West 253.17 feet along said line to a point; thence, North 79°43'43" West 74.77 feet along said line to a point; thence, North 82°57'40" West 42.23 feet along said line to a point; thence, North 82°57'40" West 126.67 feet along said line to a point on a curve to the left having a radius of 2,042.50 feet and a central angle of 4°45'11"; thence, 169.44 feet along said curve being subtended by a chord bearing North 85°20'16" West 169.39 feet to a point; thence, North 87°42'51" West 107.62 feet to a point; thence, South 38°35'28" East 3.40 feet to a point on a curve to the left having a radius of 2,078.93 feet and a central angle of 4°36'18"; thence, 169.09 feet along said curve being subtended

by a chord bearing North 85°24'49" West 167.04 feet to a point; thence, North 87°42'52" West 102.05 feet along said line to a point on said easterly right-of-way line of Carothers Parkway; thence with said Carothers right of way, North 02°17'15" East 20.92 feet along said line to a point on a curve to the right having a radius of 25.00 feet and a central angle of 77°55'24"; thence, 34.00 feet along said curve being subtended by a chord bearing North 29°22'11" West 31.44 feet to a point; thence, North 10°32'02" East 202.64 feet along said line to a point; thence, North 46°32'02" West 4.76 feet along said line to a point; thence, North 10°32'02" East 71.86 feet along said line to a point; thence, North 11°06'41" East 62.50 feet along said line; thence, North 11°30'15" East 60.54 feet along said line to a point; thence, North 14°37'54" East 58.30 feet along said line to a point; thence, North 18°12'12" East 58.26 feet along said line to a point on a curve to the right having a radius of 932.00 feet and a central angle of 4°01'25"; thence, 65.45 along said curve being subtended by a chord of North 21°23'48" East 65.44 feet to a point on a curve to the right having radius of 932.00 feet and a central angle of 1°31'47"; thence, 24.88 feet along said curve being subtended by a chord bearing North 24°10'23" East 24.88 feet to a point; thence, North 24°56'16" East 94.71 feet to the point of beginning and containing 23.612 acres more or less.

IMPACT STATEMENT NOTES:  
FROM THIS SITE, IT IS APPROXIMATELY 1.5 MILES TO FIRE STATION 6 ON COOL SPRINGS BOULEVARD AND 5 MILES TO THE CITY POLICE DEPARTMENT LOCATED ON COLUMBIA AVENUE.

ENGINEERING PROVIDED BY:  
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