

RESOLUTION 2019-114

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS STACKED FLATS PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF CAROTHERS PARKWAY AND SOUTH OF DANDRIDGE DRIVE, 3513 & 3515 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 2019-45; 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
Map 89, Parcel 26	1.95
Total	1.95

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 Carothers Stacked Flats, PUD Subdivision are as follows:

Entitlements	Carothers Stacked Flats, PUD Subdivision
Base Zone District	Planned District (PD 3.59)
Character Area Overlay	MECO-6
Other Zoning Overlays	NA
Development Standard	Conventional
Number of Dwelling Units	7
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	NA
Open Space Requirements	12,074 Sq. ft.
Number of Phases in Development	2

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 the passage of Ordinance 2019-45, 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:

10/7/2019

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

10/24/2019

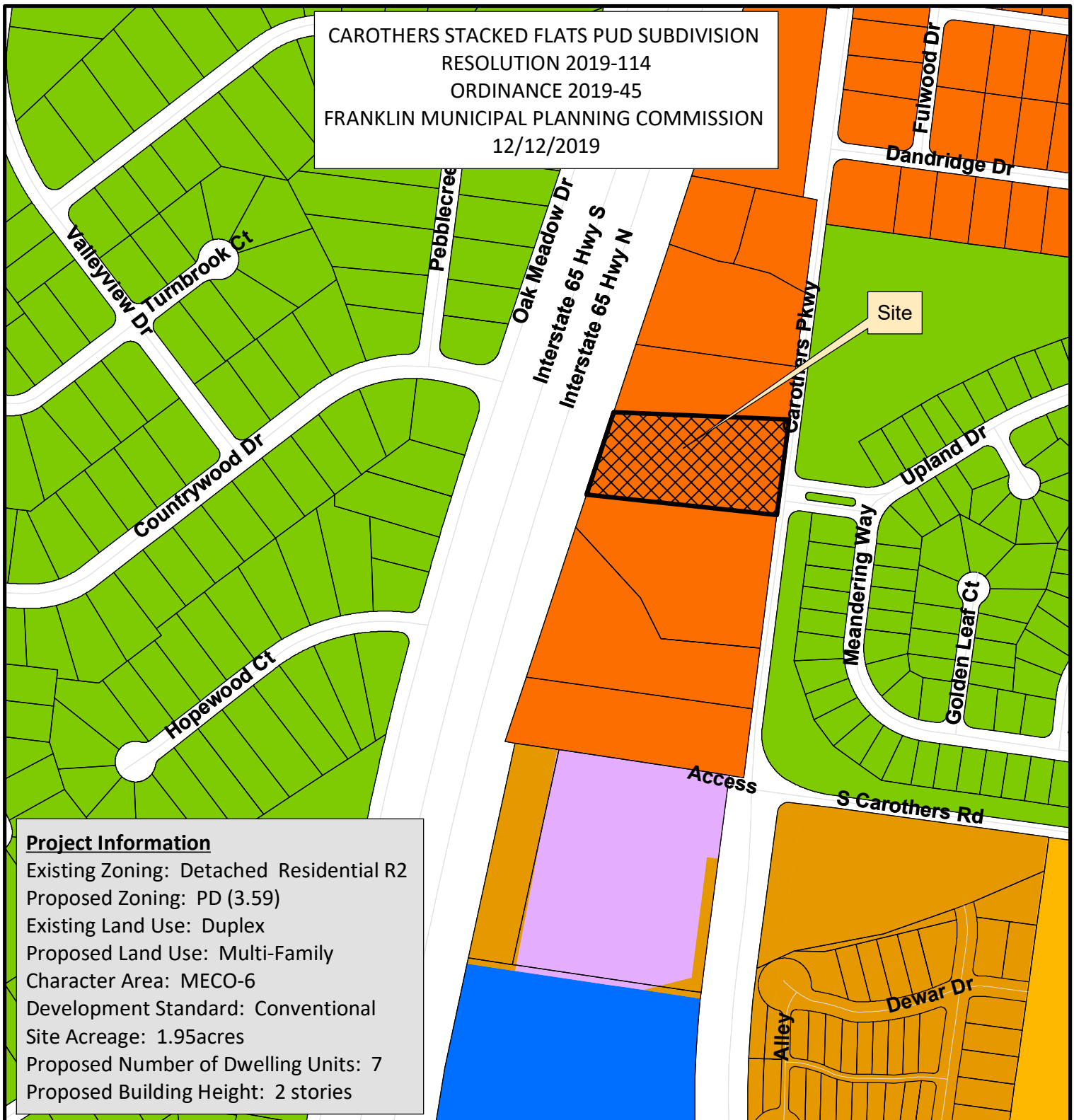
NEIGHBORHOOD MEETING:

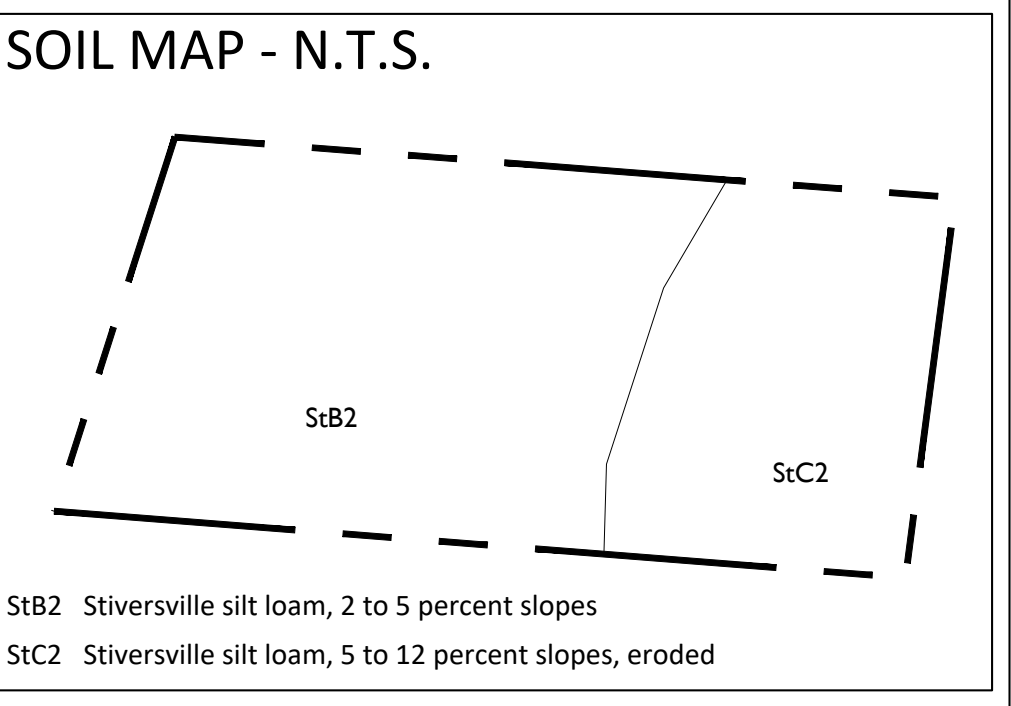
10/9/2019

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CAROTHERS STACKED FLATS PUD SUBDIVISION
 RESOLUTION 2019-114
 ORDINANCE 2019-45
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/2019





EXISTING TREE CANOPY

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY

TREE CANOPY DATA	
TREE AREA	EXISTING
TREE AREA	11,005 SF
TOTAL	11,005 SF

EXISTING TREE CANOPY:
13% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION
54% OF TOTAL CANOPY = 5,943 SF

KEY

EXISTING CANOPY

Basin 1 Pre-Dev Grading & Drainage Data Chart	Basin 2 Pre-Dev Grading & Drainage Data Chart
<ul style="list-style-type: none">Site Area: 1.53 ACImpervious Area: 0.22 ACComposite CN: 56Rv Value: 0.27Peak Flow Runoff<ul style="list-style-type: none">2 year: 0.74 CFS5 year: 1.64 CFS10 year: 2.47 CFS25 year: 3.77 CFS50 year: 4.91 CFS100 year: 6.14 CFS	<ul style="list-style-type: none">Site Area: 0.42 ACImpervious Area: 0.12 ACComposite CN: 63Rv Value: 0.38Peak Flow Runoff<ul style="list-style-type: none">2 year: 0.45 CFS5 year: 0.77 CFS10 year: 1.04 CFS25 year: 1.45 CFS50 year: 1.81 CFS100 year: 2.18 CFS

SITE DATA

SUBDIVISION/DEVELOPMENT:	CAROTHERS STACKED FLATS
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL	

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY EIJ

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.