

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

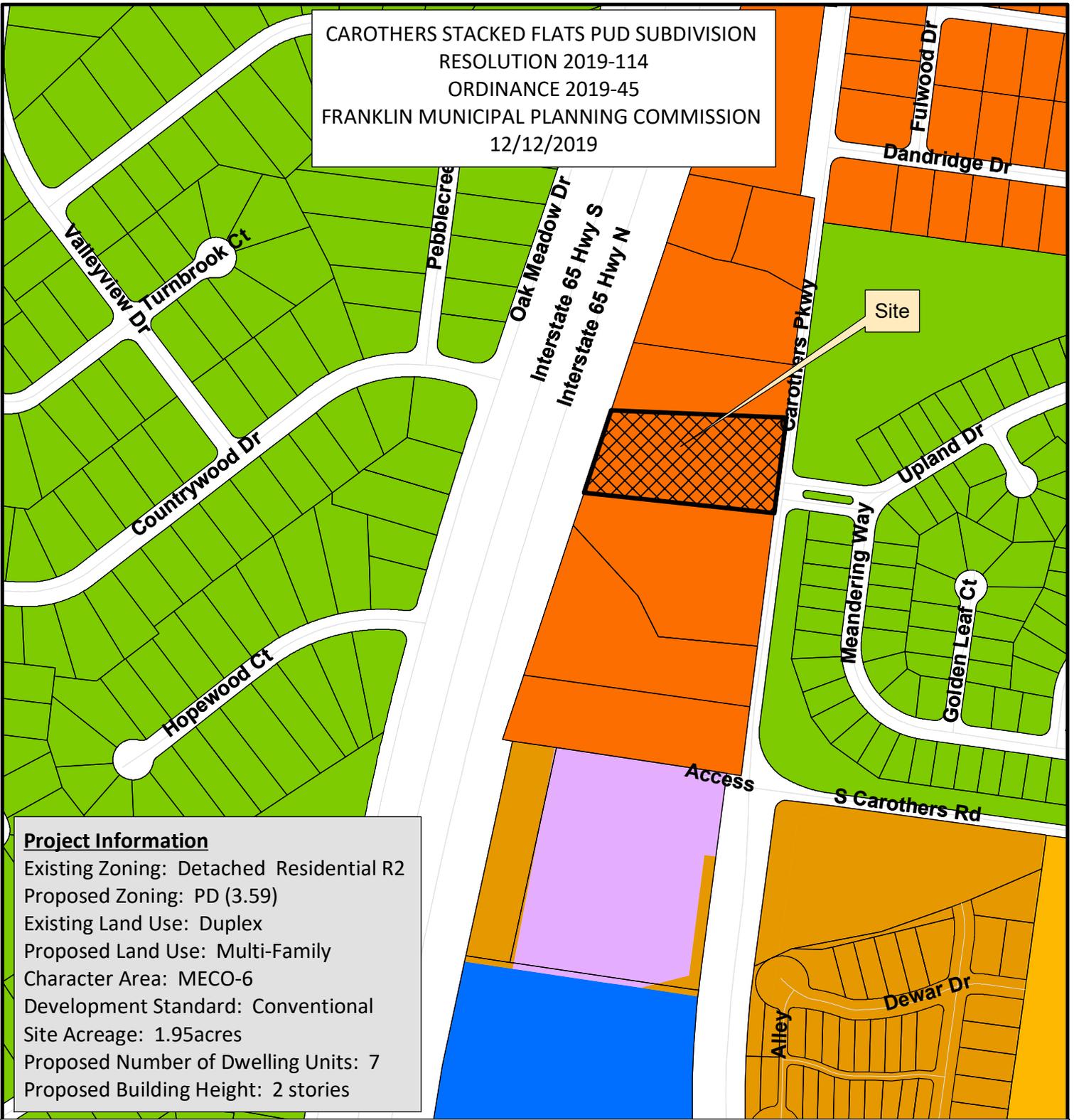
NEIGHBORHOOD MEETING:

10/9/2019

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

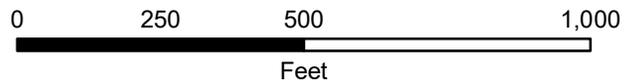
CAROTHERS STACKED FLATS PUD SUBDIVISION
 RESOLUTION 2019-114
 ORDINANCE 2019-45
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/2019



Project Information

Existing Zoning: Detached Residential R2
 Proposed Zoning: PD (3.59)
 Existing Land Use: Duplex
 Proposed Land Use: Multi-Family
 Character Area: MECO-6
 Development Standard: Conventional
 Site Acreage: 1.95 acres
 Proposed Number of Dwelling Units: 7
 Proposed Building Height: 2 stories

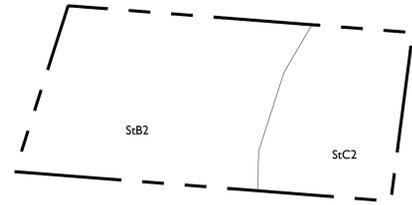
- | | |
|--|---------------------------------------|
| Carothers Stacked Flats PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| 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 2018. All rights reserved.



SOIL MAP - N.T.S.



StB2 Stiversville silt loam, 2 to 5 percent slopes
 StC2 Stiversville silt loam, 5 to 12 percent slopes, eroded

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
• Site Area: 1.53 AC	• Site Area: 0.42 AC
• Impervious Area: 0.22 AC	• Impervious Area: 0.12 AC
• Composite CNI: 56	• Composite CNI: 63
• Rv Value: 0.27	• Rv Value: 0.38
• Peak Flow Runoff	• Peak Flow Runoff
•• 2 year: 0.74 CFS	•• 2 year: 0.45 CFS
•• 5 year: 1.64 CFS	•• 5 year: 0.77 CFS
•• 10 year: 2.47 CFS	•• 10 year: 1.04 CFS
•• 25 year: 3.77 CFS	•• 25 year: 1.45 CFS
•• 50 year: 4.91 CFS	•• 50 year: 1.81 CFS
•• 100 year: 6.14 CFS	•• 100 year: 2.18 CFS

SITE DATA

SUBDIVISION/DEVELOPMENT: CAROTHERS STACKED FLATS XXXX
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



RES 2019-114 Exhibit A

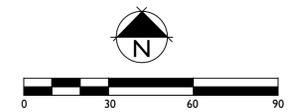
CAROTHERS STACKED FLATS PUD SUBDIVISION
REZONING REQUEST
 Franklin, Williamson County, Tennessee



Revision Date

△	_____
△	_____
△	_____
△	_____

EXISTING CONDITIONS
 SHEET
CI.1
 COF # xxxx



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