



HISTORIC
FRANKLIN
TENNESSEE

ITEM #27
WRKS
08/12/14

MEMORANDUM

July 24, 2014

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Eric*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director
Donald Anthony, Planning Supervisor

SUBJECT: Resolution 2014-52, a resolution approving a development plan for Through the Green PUD Subdivision, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution to approve a development plan for Through the Green PUD Subdivision on ±14.7 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Background

Please see attached FMPC Report for the Background on this project and the conditions of approval for the Development Plan.

This resolution was given an unfavorable recommendation (7-0) by the Planning Commission at the July 24, 2014 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Staff initially recommended approval of the resolution. However, upon the FMPC's unanimous (7-0) denial of the applicant's rezoning request at the July 24, 2014, FMPC meeting, staff changed its recommendation on this resolution to denial.

RESOLUTION 2014-52

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE THROUGH THE GREEN PUD SUBDIVISION, LOCATED AT 1200 AND 1300 SHADOW GREEN DRIVE AND 1201 AND 1301 ISLEWORTH DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
090--02612	±2.5
090--02611	±7.6
090--02617	±1.4
090--02615	±1.2
090--02616	±2.0
TOTAL	±14.7

PROPERTY DESCRIPTION TRACT 1

A tract of land in the 9th District, Williamson County, Tennessee. Tract being Lots 1, 3 and 9 of the Final Plat of Through The Green Subdivision, Revision 3, as recorded in Plat Book 52, Page 63, Register's Office, Williamson County, Tennessee (ROWC) and the remainder of Lot 50B Plat Book 14, Page 61, ROWC. Tract being bounded on the north by Lots 48 and 49 and 51 and 52 Century Industrial Park Section 3, as recorded in Plat Book 7, Page 11, ROWC, by the southern ROW of Century Court, by Lots 42-46 Century Industrial Park Section 2, as recorded in Plat Book 5, Page 85, ROWC, by Abbas Asadsangabi and Javad Ramzanifar, as recorded in Book 4939, Page 370, ROWC, on the east by the western ROW of Columbia Avenue, on the south by Lot 4 of the said Through The Green Subdivision, on the north, south, east and west by Isleworth Drive, on the south by the northern ROW Shadow Green Drive, on the west by Lot 8 and 10 of the Final Plat Through The Green Subdivision Section 1, as recorded in Plat Book 55, Page 78, ROWC, on the north and west by Lot 50A of Century Industrial Park Section 3, Revision 1, Resubdivision of Lot 50, as recorded in Plat Book 14, Page 61, ROWC. Tract being described as follows:

POINT OF BEGINNING being an iron rod new on the western ROW of said Columbia Avenue and being on the southern line of said Abbas Asadsangabi and Javad Ramzanifar tract; thence along said ROW South 06°34'51" West 149.79 feet to a point; thence leaving said ROW with the centerline of Toll House Branch and also being the northern line of said Lot 4 South 89°33'18" West 12.40 feet to a point; thence South 82°54'58" West 23.46 feet to a point; thence North 84°59'17" West 54.65 feet to a point; thence North 81°51'30" West 114.87 feet to a point; thence North 58°16'31" West 41.40 feet to a point; thence North 86°33'55" West 28.31 feet to a point; thence South 67°18'22" West 63.69 feet to a point; thence South 89°19'24" West 12.81 feet to a point on the ROW of said Isleworth Drive; thence along said ROW North 06°17'55" East 97.27 feet to a iron rod new; thence North 83°42'05" West 55.00 feet to a iron rod new; thence South 06°19'31" West 45.82 feet to a iron rod new; thence South 08°17'54" West 104.74 feet to a iron rod new; thence on a curve to the right having a central angle of 24°03'20", a radius of 122.50 feet, a length of 51.43 feet, and having a chord bearing and distance of South 18°19'37" West 51.05 feet to a iron rod new; thence South 30°10'05" West 9.34 feet to a iron rod new; thence on a curve to the right having a central angle of 85°53'29", a radius of 11.50 feet, a length of 17.24 feet, and having a chord bearing and distance of South 73°06'45" West 15.67 feet to a iron rod new on the northern ROW of said Shadow Green Drive; thence along said ROW with a curve to the left having a central angle of 19°40'39", a radius of 531.50 feet, a length of 182.54 feet, and having a chord bearing and distance of North 73°47'08" West 181.64 feet to a iron rod new; thence North 83°37'30" West 142.56 feet to a iron rod new on the eastern line of said lot 8; thence with said eastern line North 06°22'32" East 128.07 feet to a point; thence North 56°15'07" West 114.95 feet to a point; thence North 88°18'34" West 66.11 feet to a point; thence North 71°11'20" West 70.72 feet to a point; thence North 77°35'11" West 86.17 feet to a point; thence North 39°10'58" West 58.78 feet to a point; thence North 65°40'15" West 79.67 feet to a point; thence North 58°54'30" West 74.02 feet to a point; thence North 39°16'23" West 183.52 feet to a point; thence North 43°10'51" West 87.17 feet to a point; thence North 25°32'44" West 77.34 feet to a iron rod new on the southern line of said Lot 52; thence along the southern lines of said Lots 50A, 51 and 52 South 82°50'34" East 186.70 feet to a ½" iron rod old; thence South 82°58'20" East 65.00 feet to a iron rod old; thence with the eastern line of said Lot 50A North 07°06'11" East 238.81 feet to a concrete monument old on the southern ROW of said Century Court; thence with said ROW South 82°31'33" East 7.89 feet to a iron rod new at the western ROW of said Isleworth Drive ; thence along said ROW

South 07°06'38" West 242.09 feet a iron rod new; thence with a curve to the left through an angle of 35°18'05", a radius of 275.00 feet, a length of 169.43 feet, and having a chord bearing and distance of South 10°32'24" East 186.77 feet to a iron rod new; thence North 61°48'34" East 50.00 feet to a iron rod new; thence on a curve to the right having a central angle of an angle of 35°18'05", a radius of 225.00 feet, a length of 138.83 feet, and having a chord bearing and distance of North 10°32'24" West 136.45 feet to a iron rod new; thence North 07°06'38" East 242.06 feet to a iron rod new on the southern ROW of said Century Court; thence with said ROW South 82°51'33" East 7.11 feet to a iron rod new; thence leaving said ROW with the western line of said lot 49 South 07°05'06" West 238.58 feet to a 5/8" iron rod old; thence with the southern line of said lots 42-46 South 82°56'26" East 200.23 feet to a concrete monument old; thence South 82°42'58" East 284.53 feet to a iron rod old with a cap marked RLS 1598; thence South 82°39'17" East 225.65 feet to a iron rod old with a cap; thence South 68°38'06" East 134.81 feet to a iron rod old with a cap marked LDSI; thence South 57°51'22" East 83.73 feet to a iron rod new; thence South 44°27'19" East 108.78 feet to a iron rod new; thence South 45°51'48" East 219.74 feet to the point of beginning

Tract contains 500,188 square feet or 11.48 acres.

Bearings based on Tennessee State Plane Coordinate System.

PROPERTY DESCRIPTION TRACT 2

A tract of land in the 9th District, Williamson County, Tennessee. Tract being Lots 6 and 7 of the Final Plat Through The Green Subdivision Revision 3 as recorded in Plat Book 52, Page 83, Register's Office Williamson County, Tennessee (ROWC). Tract being bounded on the north by the southern ROW of Shadow Green Drive, on the east by Lot 5 of the said Through The Green Subdivision Revision of 4 of Lot 5, as recorded in Plat Book 58, Page 78, ROWC on the south by Lot 1 Final Plat of Parkway Commons Plat Book 37, Page 39, ROWC, on the west by Lot 10 of the Through the Green Subdivision Section 1, as recorded in Plat Book 55, Page 76, ROWC. Tract being described as follows:

POINT OF BEGINNING being an iron rod new on the southern ROW of said Shadow Green Drive and being the northwestern corner of said Lot 5; thence along the western line of said Lot 5 South 06°19'13" West 213.59 feet to a iron rod old with a cap on the northern line of said Lot 1; thence along said Northern Line North 83°36'38" West 472.55 feet to a iron rod old with a cap marked LEA at the south eastern corner of said Lot 10; thence along the eastern line of said Lot 10 North 06°22'32" East 325.88 feet to a iron rod old with a cap marked LEA on the southern ROW of said Shadow Green Drive; thence along said ROW South 83°37'21" East 142.56 feet to a iron rod new; thence on a curve to the right having a central angle of 16°03'22", a radius of 468.50 feet, a length of 131.29 feet, and having a chord bearing and distance of South 75°35'47" East 130.86 feet to a iron rod new; thence with a curve to the right having a central angle of 12°04'28", a radius of 468.50 feet, a length of 98.73 feet, and having a chord bearing and distance of South 61°30'32" East 98.55 feet to a iron rod new; thence South 55°28'18" East 88.62 feet to a iron rod new; thence with a curve to the left with a central angle 03°42'05", a radius of 531.50 feet, a length of 34.34 feet, and having a chord bearing and distance of South 57°19'21" East 34.33 feet to the point of beginning.

Tract contains 140,808 square feet or 3.23 acres.

Bearings based on Tennessee State Plane Coordinate System.

2. That the overall entitlements for the Through the Green PUD Subdivision are as follows:

Entitlements	Through the Green PUD Subdivision
Base Zone	Local Mixed-Use
Character Area Overlay	Southall Character Area Overlay #1
Other Zoning Overlays	Columbia Avenue Overlay #4
Number of Dwelling Units	492
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.71
Development Standard	Conventional
Open Space Requirements	Formal: 2.45 acres Informal: 3.53 acres Total: 5.98 acres

3. 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 Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE:	<u>3/06/14</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>3/27/14</u>
NEIGHBORHOOD MEETING:	<u>3/31/14</u>
PLANNING COMMISSION RECOMMENDED DISAPPROVAL:	<u>7/24/14</u>
BOMA APPROVAL:	_____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Through the Green PUD Subdivision, development plan, section 1, revision 2

LOCATION: 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive

PROJECT DESCRIPTION: Development plan revision for 228 additional attached dwelling units on 14.70 acres

APPLICANT: Jeff Heinze, Littlejohn Engineering Associates
(615) 385-4144, jheinze@leainc.com

OWNER: Wolfe Fields Development (Attn: Geoff Fields)
(270) 792-9292

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Favorable recommendation to the BOMA

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (attached)
Existing Zoning	SD-X 4/125,178
Proposed Zoning	SD-X 14/21,503
Acreage	48.94 acres total (14.70 acres affected)
Proposed Number of Lots	9 lots
Proposed Dwelling Units	492 dwelling units (228 new)
Proposed Nonresidential Square Footage	21,503 square feet
Proposed Open Space	<i>Formal Open Space: 2.65 acres Informal Open Space: 7.44 acres Total Open Space: 10.09 acres</i>
Physical Characteristics	Graded site
Development Standard	Conventional
Character Area Overlay	SOCO-1 Southall Character Area Overlay
Other Applicable Overlays	CAO
Water Utility District	City of Franklin
Proposed Building Height	3 stories
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Industrial	HI
<i>South</i>	Retail	GC
<i>East</i>	Institutional	LI
<i>West</i>	Retail, industrial	LI

LAND USE PLAN RECOMMENDATIONS
<p>Southall Character Area Special Area 1</p> <ol style="list-style-type: none"> 1. The Columbia Avenue corridor shall be improved pursuant to the Franklin Major Thoroughfare Plan. 2. Streetscape improvements, including sidewalks, shall be implemented along this corridor. 3. The existing land-use pattern is expected to remain along the Columbia Avenue corridor, with the application of the City's improved design standards gradually improving the quality of development in this area. 4. Appropriate land uses include Light Industry and related uses.

PROJECT BACKGROUND:

The previous development plan revision for the Through the Green PUD Subdivision allowed a total of 264 attached dwelling units; 196 of those units were to be part of the Shadow Green apartments, while the remaining 68 units were to be townhomes. Both of those projects are currently under construction. Additionally, approximately 19 acres were set aside for commercial development. To date, there are two commercial structures on the site. With this revision, the applicant proposes replacing the remaining commercial set-aside with 228 additional attached dwelling units.

PROJECT REVIEW

STAFF RECOMMENDATION:

Favorable recommendation to the BOMA

COMMENTS:

The applicant seeks a modification of design standards to allow the width of one of the proposed structures ("Building D") to exceed 200 feet. Specifically, the applicant asks the FMPC to allow the width of Building D to reach 385 feet. Staff recommends approval of the design modification request; however, as noted in the conditions of approval (below), staff will conduct a thorough review of all building elevations at the

site plan stage and may have specific architectural recommendations/requirements at that time.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. (From Land Planner) Applicant shall retrieve file from IDT site entitled "Building_SetBack.jpg," which shows an example of desired Building D step-backs for the façade along Shadow Green Drive.

*** These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.**

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

COF# 4581

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Sidewalks

- Complete the sidewalk connection on the east side of Winstead Hill Drive between Lot 3 (office) and Lot 4 (Chick Fil-A). This is a new issue based on the current submittal.

2. Sanitary Sewer

- This is a new comment. The development plan indicates that the sewer line under Columbia Avenue is an 8" diameter sewer line. This line should be an 18" diameter line. Verify the size of the sewer line under Columbia Avenue. The capacity of the sewer line serving the site will not be adequate if the line is an 8" diameter line.

3. Sidewalks

- Provide a sidewalk connection from the sidewalk along Columbia Avenue to the office building. Continue the sidewalk along Columbia Avenue to the northeast property corner.

[20131140-2014-05-12-Detention Calc.pdf](#)

4. Drainage Areas

- Applicant has not included all affected drainage areas on plans. Applicant has not provided existing drainage areas exhibit. Stormwater calculations have not been approved and will be required on site plans. A more detailed review of the drainage/detention will be completed with Site Plan review.

[20131140_2014-07-03 Dwgns.pdf](#)

5. Water Quality

- Applicant shall be advised that Green Infrastructure will be required for Site Plan approval. Applicant has provided water quality data for site using another method (TSS Removal) not approved for this site.

Fire

[20131140_2014-05-12 Development Plan Submittal - Plans.pdf](#)

6. Access

- The autoturn provided in this submittal indicates multiple areas/points of conflict where an apparatus may strike parked vehicles or contact curb/sidewalk. These points include:
 - the first two parallel parking spaces at Building C
 - approximately 6 parallel parking spaces at Building C
 - approximately 9 parking spaces "behind" Building D as well as another 6 to the lower right of "D"
 - travel path through the parking lot of the Office Building indicates significant encroachment on the sidewalk/grass strip
 - the left turn behind Building B requires striking both left and right curbs
 - turns around the Carriage House loop indicate points of contact with parking spaces, curb, and one contact with a Carriage House

The applicant shall address all points of conflict/contact and provide for unobstructed travel around the site. The points of conflict noted above indicate high potential for damage to personal property, city property/streets, and fire department vehicles as well as large service delivery vehicles. Areas of conflict where parking spaces are provided may require these spaces to be marked as Fire Lane areas with no parking permitted.

As shown, these points indicate relative hazard and safety risks.

Planning

General Comments

7. Draft elevations (development plan)

- Draft elevations are not being approved with the development plan. Detailed elevations shall be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

8. Modification of Design Standards (facade length)

- Modification of Design Standards request for facade lengths exceeding 200 feet (to a maximum of 385 feet on building D, as outlined in the applicant's request letter) shall be approved.

Approval of Modification of Design Standards shall not be conflated with approval of the specific elevations submitted by the applicant. Elevations are conceptual at development plan stage and shall be reviewed by staff again at site plan stage.

[20151140 2014-05-12 Development Plan Submittal - Plans.pdf](#)

9. Addressing

- Applicant shall pick a new street name. Winstead Hill Drive was not approved.

[20151140 2014-07-03 Dwgs.pdf](#)

10. Take-down charts

- Figures in land use and open space take-down charts do not calculate properly. (For example, 7.44 acres of informal open space combined with 2.65 acres of formal open space does not add up to 9.53 acres.) Applicant shall revise all take-down charts at post-PC to ensure that figures are accurate.

Zoning

[20151140 2014-05-12 Development Plan Submittal - Plans.pdf](#)

11. Affordable Housing

- The applicant is requesting to be permitted to pay fees in lieu of providing affordable housing units. This request is required to be approved by BOMA and paid within 120 days of approval or prior to the recording of the plat, whichever comes first.

RESOLUTION 2014-52

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Bearings based on Tennessee State Plane Coordinate System.

PROPERTY DESCRIPTION TRACT 2

A tract of land in the 9th District, Williamson County, Tennessee. Tract being Lots 6 and 7 of the Final Plat Through The Green Subdivision Revision 3 as recorded in Plat Book 52, Page 63, Register's Office Williamson County, Tennessee (ROWC). Tract being bounded on the north by the southern ROW of Shadow Green Drive, on the east by Lot 5 of the said Through The Green Subdivision Revision of 4 of Lot 5, as recorded in Plat Book 58, Page 78, ROWC on the south by Lot 1 Final Plat of Parkway Commons Plat Book 37, Page 39, ROWC, on the west by Lot 10 of the Through the Green Subdivision Section 1, as recorded in Plat Book 55, Page 78, ROWC. Tract being described as follows:

POINT OF BEGINNING being an iron rod new on the southern ROW of said Shadow Green Drive and being the northwestern corner of said Lot 5; thence along the western line of said Lot 5 South 06°19'13" West 213.59 feet to an iron rod old with a cap on the northern line of said Lot 1; thence along said Northern Line North 83°36'38" West 472.55 feet to an iron rod old with a cap marked LEA at the south eastern corner of said Lot 10; thence along the eastern line of said Lot 10 North 06°22'32" East 325.88 feet to an iron rod old with a cap marked LEA on the southern ROW of said Shadow Green Drive; thence along said ROW South 83°37'21" East 142.58 feet to an iron rod new; thence on a curve to the right having a central angle of 16°03'22", a radius of 468.50 feet, a length of 131.29 feet, and having a chord bearing and distance of South 75°35'47" East 130.88 feet to an iron rod new; thence with a curve to the right having a central angle of 12°04'28", a radius of 468.50 feet, a length of 88.73 feet, and having a chord bearing and distance of South 61°30'32" East 98.55 feet to an iron rod new; thence South 55°28'18" East 88.62 feet to an iron rod new; thence with a curve to the left with a central angle 03°42'05", a radius of 531.50 feet, a length of 34.34 feet, and having a chord bearing and distance of South 57°19'21" East 34.33 feet to the point of beginning.

Tract contains 140,808 square feet or 3.23 acres.

Bearings based on Tennessee State Plane Coordinate System.

2. That the overall entitlements for the Through the Green PUD Subdivision are as follows:

Entitlements	Through the Green PUD Subdivision
Base Zone	Local Mixed-Use
Character Area Overlay	Southall Character Area Overlay #1
Other Zoning Overlays	Columbia Avenue Overlay #4
Number of Dwelling Units	492
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.71
Development Standard	Conventional
Open Space Requirements	Formal: 2.45 acres Informal: 3.53 acres Total: 5.98 acres

3. 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 Department.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE:	<u>03/06/14</u>
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	<u>03/27/14</u>
NEIGHBORHOOD MEETING:	<u>03/31/14</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
BOMA APPROVAL:	_____