

**RESOLUTION 2024-07
As Amended**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR PRESERVE AT SHERIDAN PUD
SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS
(CONNECTIVITY), FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH
OF SOUTH BERRYS CHAPEL ROAD, LOCATED AT 2247 SOUTH BERRYS CHAPEL ROAD**

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 2024-09; 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
52-81.00	30.29
52-84.09	5.66
52-84.11	16.66
Total	52.61

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 Preserve at Sheridan PUD Subdivision are as follows:

Entitlements	Preserve at Sheridan PUD
Base Zone District	PD 0.30
Other Zoning Overlays	HHO
Number of Dwelling Units	16
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	15%
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 BOMA 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 BOMA after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: Connectivity – Request to remove connections to eastern properties.</p> <p>Approved: <u> X </u></p> <p>Denied: <u> </u></p>	<p>9.5.1(B) Vehicle Circulation - External Connectivity</p> <p>Approval without staff conditions.</p> <p>The ROW for a future road is dedicated, the future road is pre-graded to subgrade and a sign is installed at the end of the cul-de-sac stating, "This roadway shall be extended per the authority of the City of Franklin."</p> <p><i>Staff recommended <u>disapproval</u>.</i></p>
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SECTION VI. That the Development Plan shall be amended to require Lots 1 and 3 to face Rolling Rock Drive. No homes in the development shall front South Berry's Chapel Road.

SECTION VII. That the Development Plan shall be amended to remove any streetlights, multi-use paths, and sidewalks along South Berry's Chapel Road.

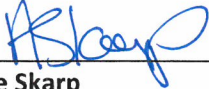
SECTION VIII. That the Development Plan shall be amended to remove Condition of Approval #31 that requires an emergency access connection to Echo Lane.

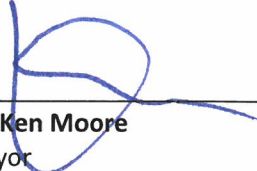
SECTION IX. That this Resolution shall take effect from and after the passage of Ordinance 2024-09, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this 28th day of May, 2024.

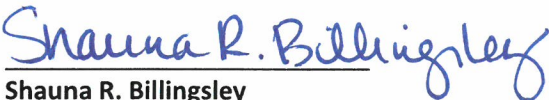
Attest:

City of Franklin, Tennessee:

By: 
Angie Skarp
City Recorder

By: 
Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 1/2/24 _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 1/25/24 _____

NEIGHBORHOOD MEETING: _____ 1/4/24 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____ 2/22/24, 7-0 _____
























PUBLIC HEARING AND BOMA APPROVAL: _____ 5/28/24, 7-0 _____

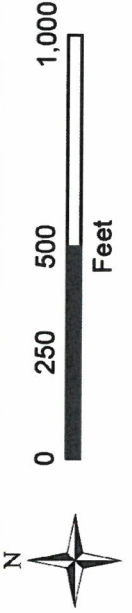
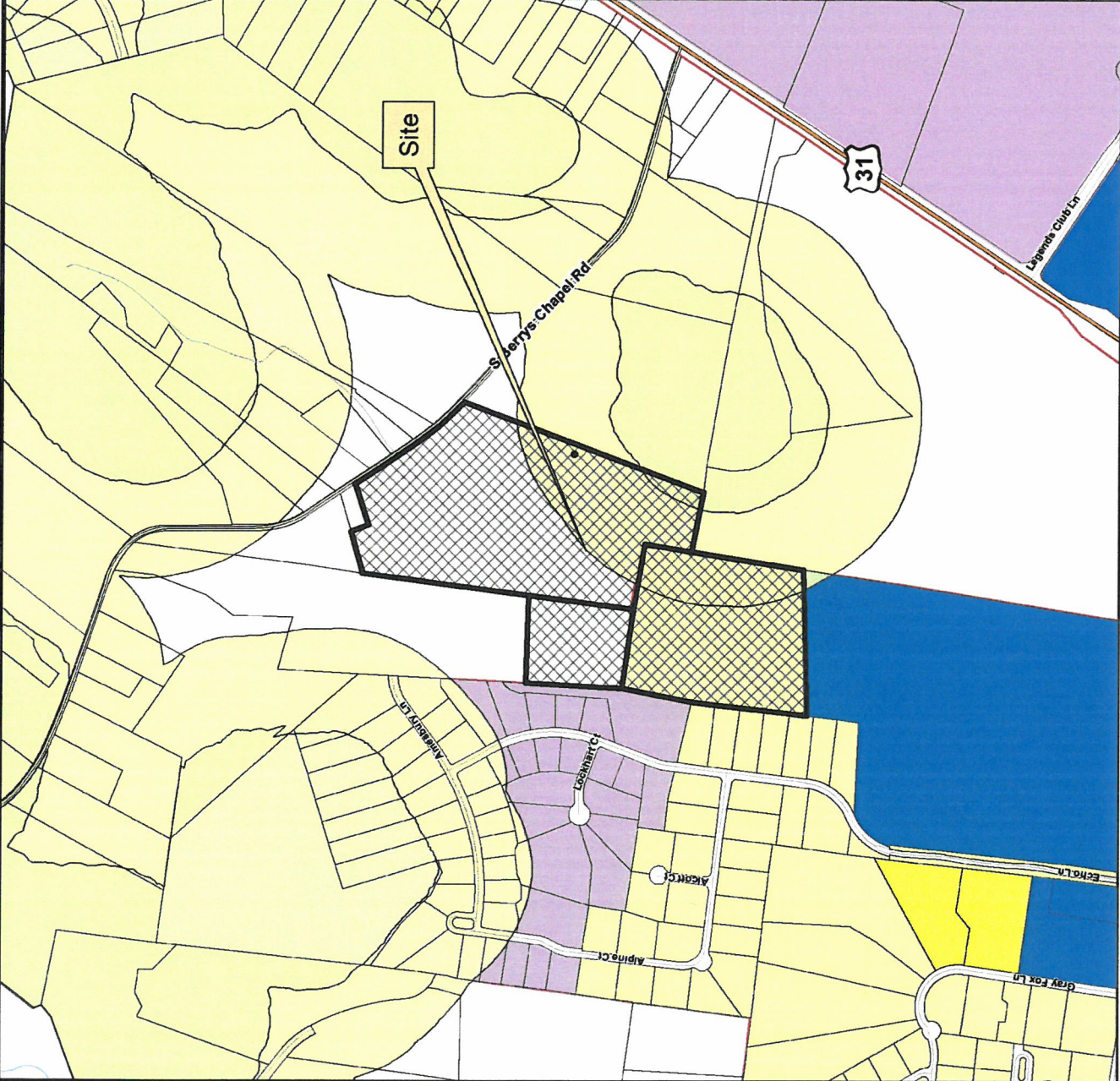
**THE PRESERVE AT SHERIDAN PUD SUBDIVISION,
REZONING AND DEVELOPMENT PLAN
ORDINANCE 2024-09
RESOLUTION 2024-07**

Project Information

Existing Zoning: MGA-1 (County), R-1 Residential
 Proposed Zoning: PD (0.30)
 Overlay Districts: HHO, 500' Buffer of HHO
 Site Acreage: 52.61 acres
 Proposed Number of Dwelling Units: 16
 Proposed Nonresidential Square Footage: None

Legend

-  The Preserve At Sheridan PUD Subdivision
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
- HI Heavy Industrial 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.
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THE PRESERVE AT SHERIDAN PUD SUBDIVISION, DEVELOPMENT PLAN

FOR
DRB PRESERVATION TRUST

CONTACTS

OWNER/DEVELOPER
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DRB PRESERVATION TRUST
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FRANKLIN, TN, 37067
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CIVIL
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LANDSCAPE ARCHITECTURE
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NASHVILLE, TN 37206
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tgaroner@ragansmith.com



2247 S Berry's Chapel Road
Franklin, TN 37069
Map 52 | Parcels 81, 84, 09, & 64.11

CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, DEVELOPMENT PLAN

FOR
DRB PRESERVATION TRUST



CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA	
Project Name	The Preserve at Sheridan
City of Franklin Project No.	1885
Address	2247 S Berry's Chapel Road Franklin, TN 37069
Map	52
Parcel	81, 84, 09, 64.11
Acreage	52.81 ac. / 2,291,891 s.f.
zoning	N/A

ZONING INFORMATION	
Base Zone	R-1 & R-1.1 (County)
Proposed Zoning	Preservation (PD 0.30)
Overlay Zoning	HO (B), 500 HO (B), 64.90
Proposed Uses	Single Family Residential Open, Community Center, Office, Retail
Frontage Type/Apply	Fronting or Landscaped Frontage for
Lot Width	Varies (100' min. to 160' max.)
Lot Size	100' Buffer at HO

CVR COVER SHEET	
• Front Yard	25' min., 40' typ.
• Side Yard	25' min., 20' typ.
• Rear Yard	25' min., 20' typ.

DEVELOPMENT STANDARDS	
Development Standard	Version / Code
Zoning Ordinance	1/1/2023
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	6/5/2022
Transit and Street Technical Standards	7/1/2021
Standard for BMP Manual	10/1/2022
Technical Standards for Utility Installation	8/1/2023
Municipal Code	8/1/2023

MODIFICATION OF STANDARDS	
Modification of standards are requested for Sections 8.5.1B	
1. A modification of standards is requested from the requirement to provide connectivity to the eastern property lot. The	
HO and HO 500 Buffer to HO	
There is only a small portion of the eastern property boundary approximately 100' long. That could readily provide a direct	
City's minimum distance between structures as listed on Table 2.1.2 of the Franklin Zoning Ordinance. The current standard	
for structures. Due to these circumstances, physical and technical constraints it is requested that these standards be modified to	
allow for the proposed development.	

PARKLAND IMPACT FEE	
Per City Ordinance 17.04.01, the Parkland Impact Fee is \$1,204 per dwelling unit. For this site the Parkland	
Impact Fee is \$95,504 (64.384 x \$1,484 x 1% dwelling unit).	

NOTES
Professional engineer or land surveyor approval is required for all utility lines shown on this plan. The applicant shall provide all utility lines shown on this plan map. The applicant shall provide all utility lines shown on this plan map. The applicant shall provide all utility lines shown on this plan map. The applicant shall provide all utility lines shown on this plan map.

Scale: 1"=100'
Date: JANUARY 8, 2024
Approved By: [Signature]
Revisions:
1 02/02/24 10:00 CITY COMMENTS
Drawing No: COVER
City of Franklin Project No. 1885
22-0131

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, DEVELOPMENT PLAN

FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale 1"=100'

Date JANUARY 8, 2024

Approved By TPD

Revisions

Drawing Title
**EXISTING
CONDITIONS**

Drawing No
C10

City/Project Name No. 022

Project No.
22-0131

SOIL INFORMATION

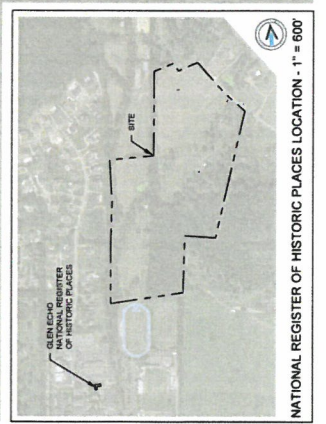
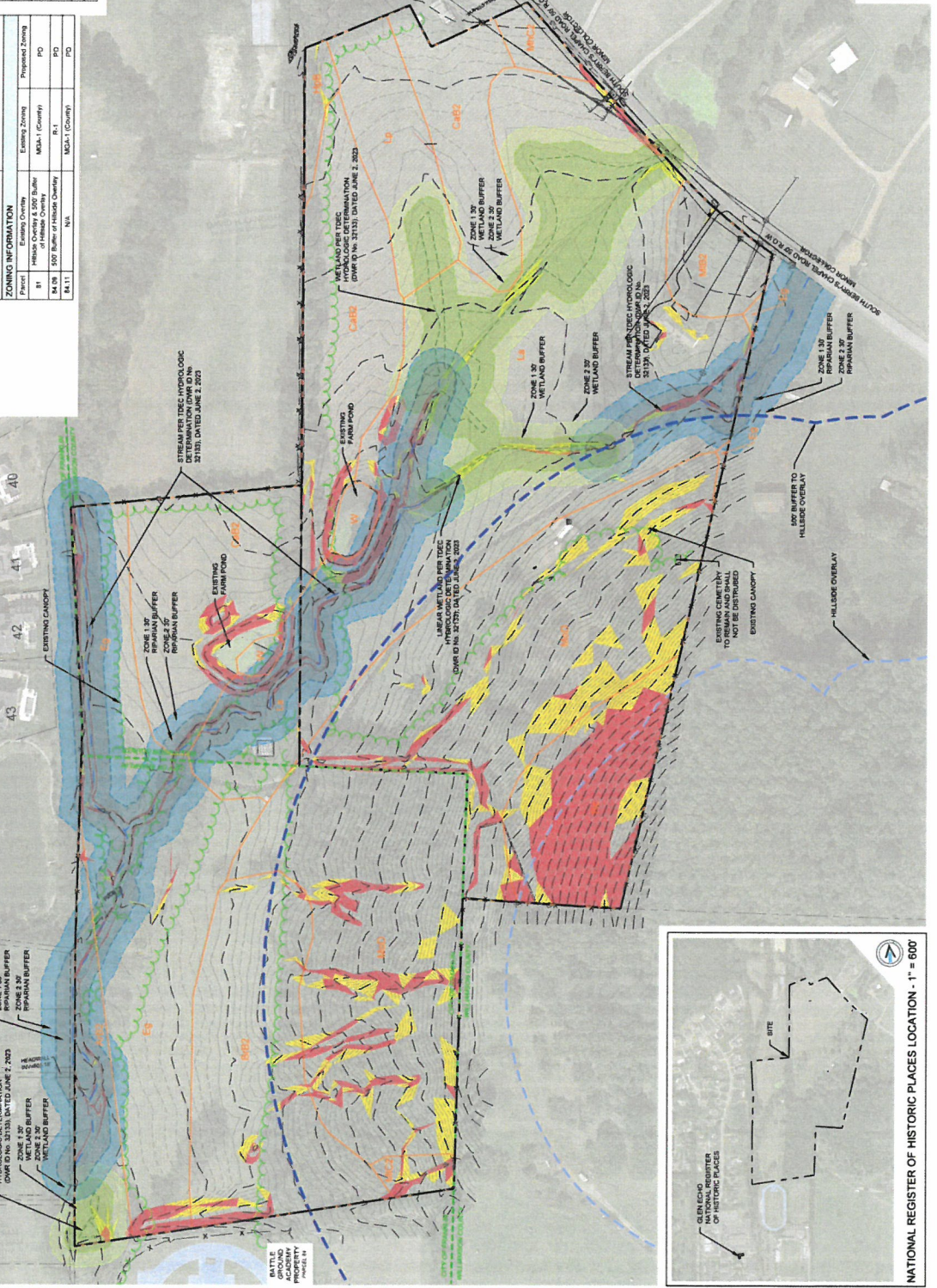
Soil Properties	Area	Percent
A8E2	1.20	2.45%
B8E2	4.62	7.94%
C8E2	7.96	15.16%
E5	8.19	17.77%
H8E2	8.19	17.77%
LA	13.58	25.77%
LP	13.58	25.77%
M8E2	0.98	1.77%
M9E2	0.98	1.77%
MO	51.18	99.89%
Rc	2.44	4.64%
W	2.38	4.52%

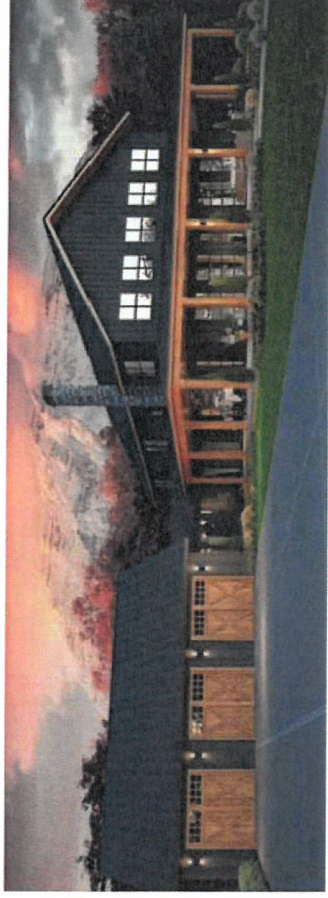
SITE DATA

SITE INFORMATION	This Preserve at Sheridan
Project No.	22-0131
City of Franklin Project No.	186
Subdivision	NA
Lot	NA
City District	Exhibit
Address	2247 S Bernys Chapel Road, Franklin, TN 37069
Map / Parcel	051.011, 84.09, 84.11
Total Acres / S.F. of Site	18.89 AC / 725,759 S.F.
Total Acceptor / County	13.95 AC / WILLIAMSON COUNTY
ZONING INFORMATION	Proposed Zoning
Parcel	PD
81	MOA-1 (County)
84.09	MOA-1 (County)
84.11	MOA-1 (County)

LEGEND

- PROPERTY BOUNDARY: Dashed line
- CITY / COUNTY BOUNDARY: Dotted line
- WETLAND DETERMINATION (HULLSDE OVERLAY): Yellow area
- WETLAND BUFFER ZONE 1 30' RPHMAN BUFFER: Blue area
- WETLAND BUFFER ZONE 2 30' RPHMAN BUFFER: Light Blue area
- WETLAND BUFFER ZONE 3 30' RPHMAN BUFFER: Green area
- WETLAND BUFFER ZONE 1 30' WETLAND BUFFER: Orange area
- WETLAND BUFFER ZONE 2 30' WETLAND BUFFER: Light Green area
- WETLAND BUFFER ZONE 3 30' WETLAND BUFFER: Yellow-Green area
- STREAM: Blue line
- SOILS: Contour lines
- SLOPE 1:68 - 2:68: Yellow shading
- SLOPE 3:206: Orange shading
- EXISTING CANYON: Dashed line





TYPICAL NEIGHBORHOOD AMENITY CENTER ARCHITECTURE EXAMPLES



TYPICAL HOME ARCHITECTURE EXAMPLES