

ORDINANCE 2018-56

AN ORDINANCE TO REZONE 43.97 ACRES FROM AGRICULTURAL (AG) DISTRICT TO SPECIFIC DEVELOPMENT – RESIDENTIAL (SD-R 3.00) DISTRICT FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND WEST OF REESE DRIVE, 2970 DEL RIO PIKE (THE FIELDS AT REESE FARM PUD SUBDIVISION).

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Specific Development Residential district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-96, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Agricultural (AG) District to Specific Development - Residential District (SD-R 3.00):

PREMISES CONSIDERED

Map-Parcel	Acres
063-1.03	43.97
Total	43.97

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

(Signatures on Page 2)

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

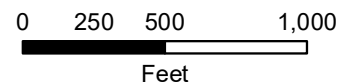
THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| The Fields at Reese Farm 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 |

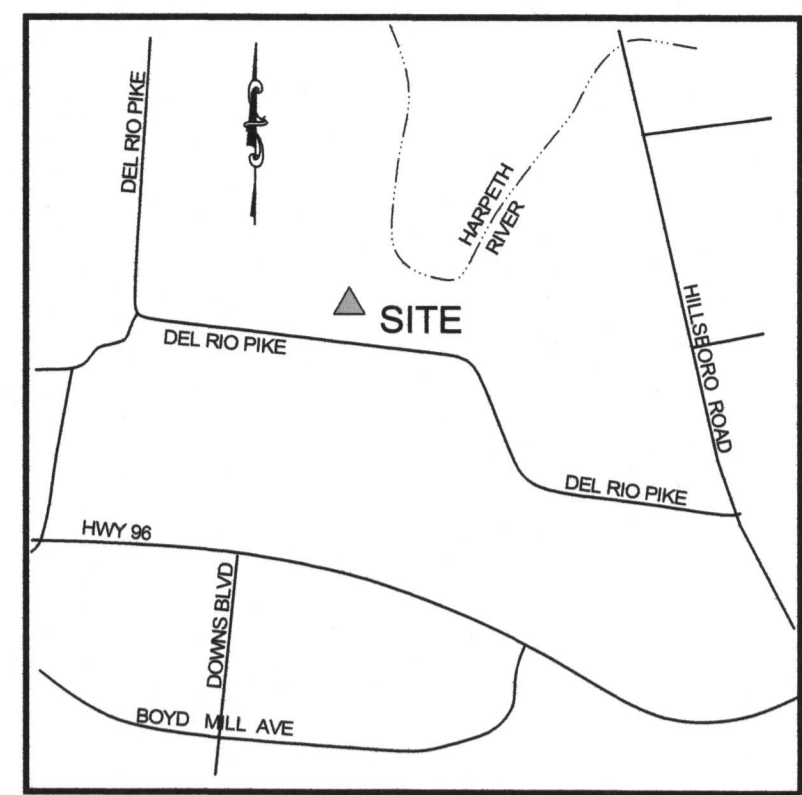
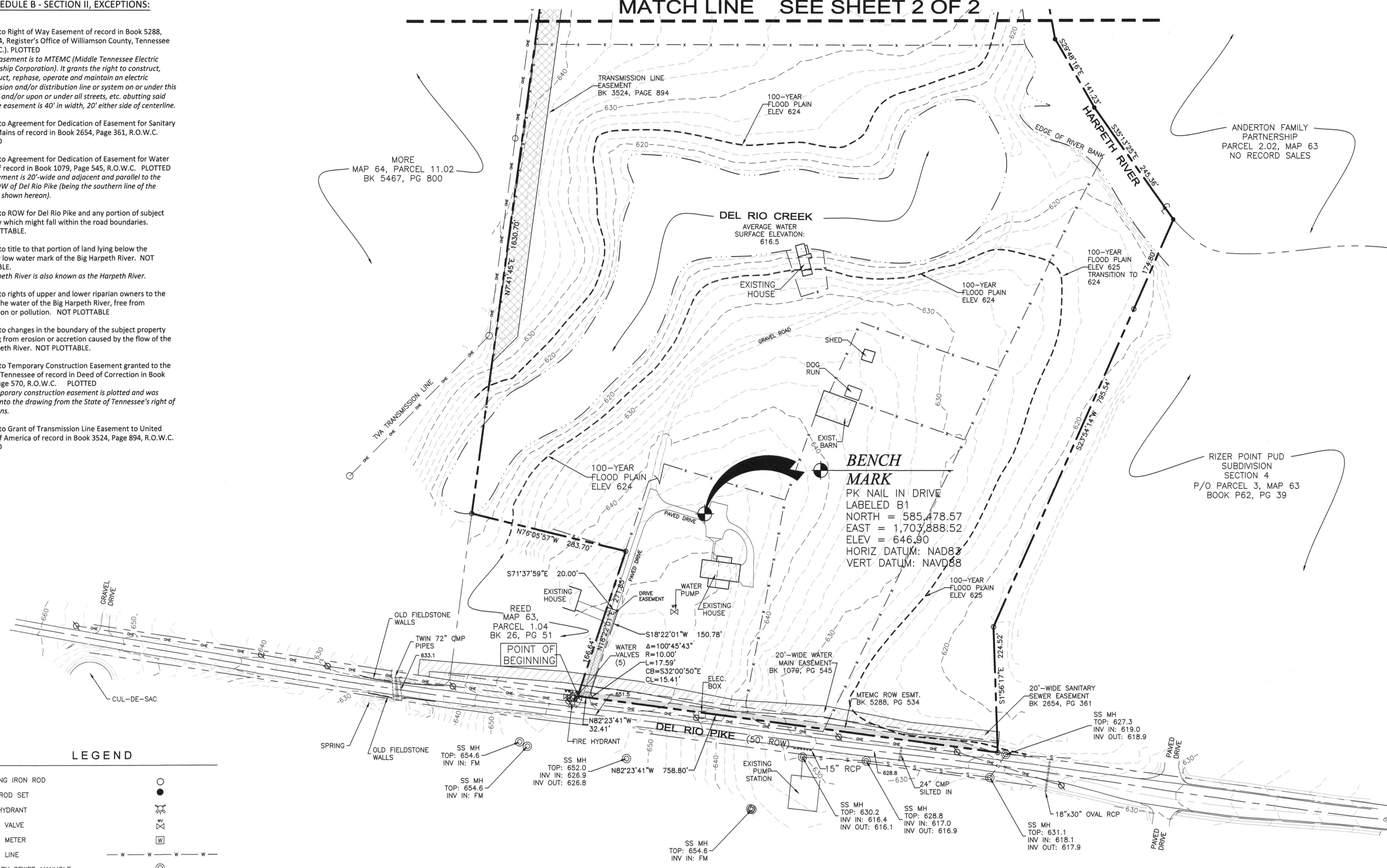


This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2018. All rights reserved.

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.). PLOTTED
This is easement is to MTEMC (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown herein).
12. Subject to ROW of Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE.
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

MATCH LINE SEE SHEET 2 OF 2



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION
2970 Del Rio Pike
Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;
THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;
THENCE, with the north line of Reed, North 76°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line; North 07°41'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:
North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 56.71' feet to a point;
North 82°57'22" East, for a distance of 108.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderson Family Partnership, no sales of record);

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 23°48'18" East, for a distance of 141.23' to a point;
South 35°13'25" East, for a distance of 245.38' to a point, said point being the southwest corner of Anderson Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls;
South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80' to an iron rod (old));
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING AND CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION
THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:
BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 18°22'01" East, for a distance of 166.64' to a point;
THENCE, leaving Reed and crossing Reese for the following:
South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.59', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 15, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

5-9-18
DATE

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com



LEGEND

EXISTING IRON ROD	
IRON ROD SET	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
WATER LINE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER LINE	
OVERHEAD ELECTRIC LINE	
UTILITY POLE	
BENCHMARK	
STOCK FENCE	

NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
3. Subsurface and environmental conditions were not examined or considered as a part of this survey.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
5. No evidence of earth moving was observed at the time of survey.
6. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
7. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
8. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
9. Utilities shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
10. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
11. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.
12. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.
13. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
 - a. Positional accuracy: 0.08'
 - b. Date of survey: 04/11/2018
 - c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
 - d. Geoid 3 Zone 7 Revised
 - e. No combined grid factors were used.
14. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
15. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.

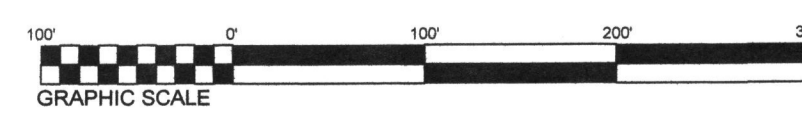
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275



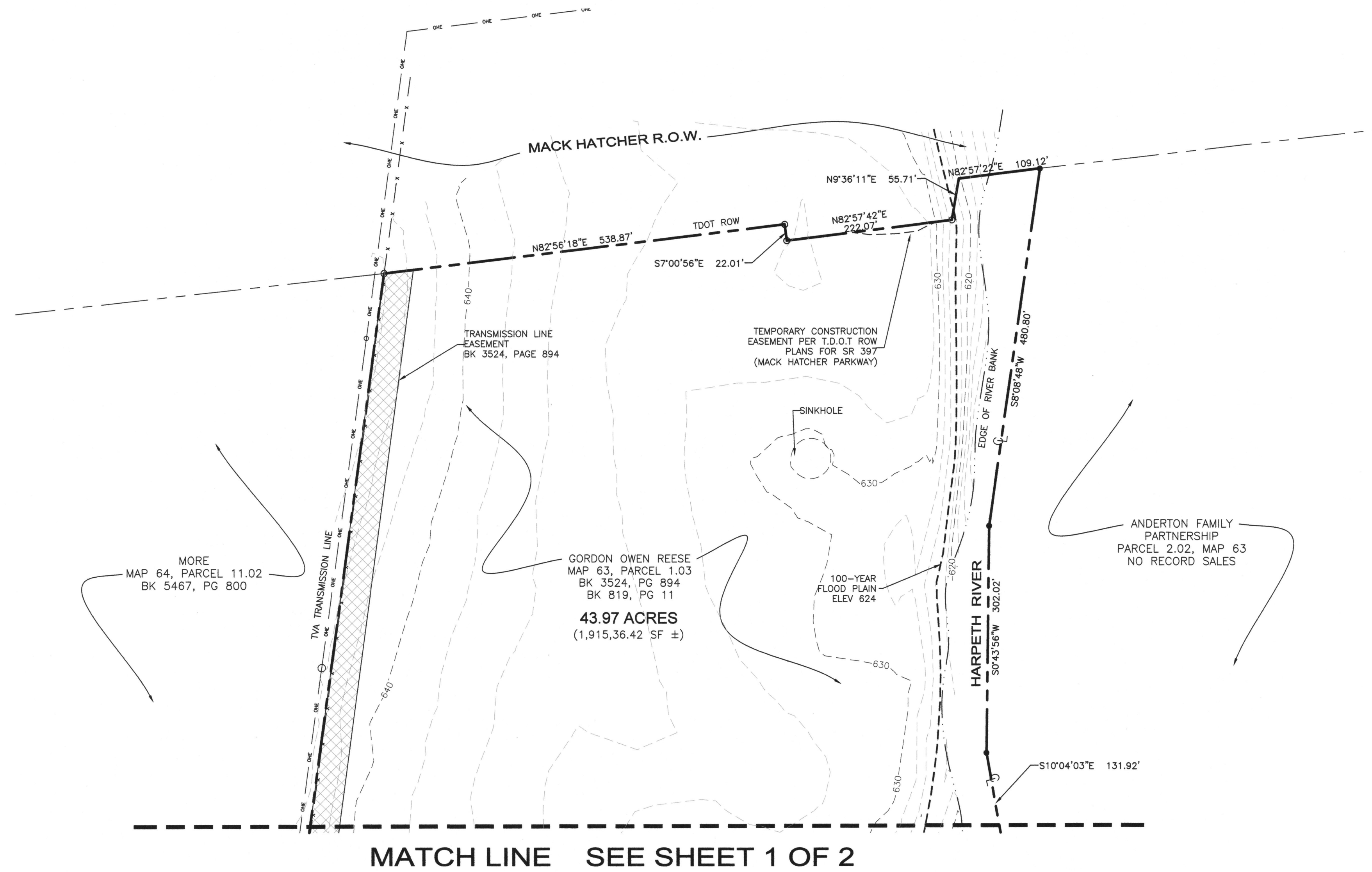
ALTA / NSPS Land Title Survey
2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For
Kimley-Horn and Associates, Inc.

ALTA Survey
DRAWN BY: JAG
APPVD BY: JCW II
DATE 04/18/18
PROJ. No. 11318
SCALE: 1" = 100'
SHEET No.
1 OF 2



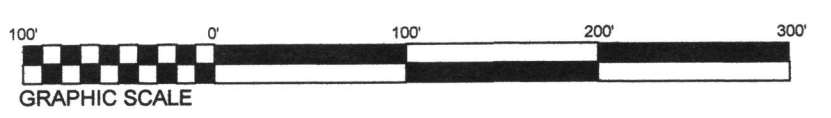
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12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE.
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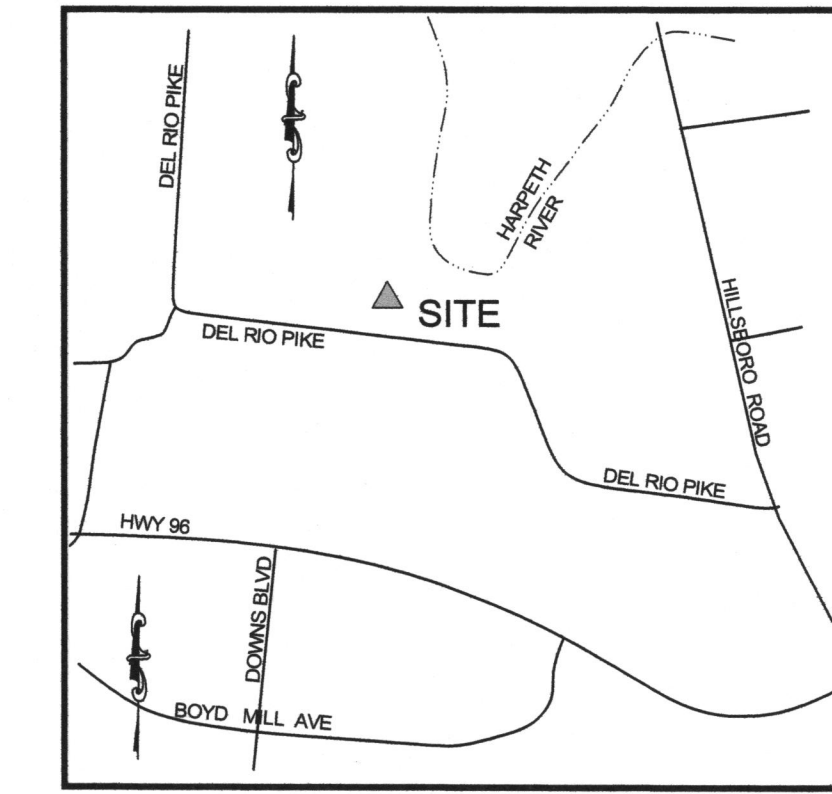
LEGEND

EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W — W — W — W —
SANITARY SEWER MANHOLE	⊕
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S — S — S — S —
OVERHEAD ELECTRIC LINE	— OHE — OHE — OHE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X — X —



NOTES:

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3. Subsurface and environmental conditions were not examined or considered as a part of this survey.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
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6. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
7. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
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VICINITY MAP
NOT TO SCALE

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Franklin, Williamson County, Tennessee

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BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract:

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 76°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

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THENCE, with said south right of way for the following calls:

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 North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
 North 09°36'11" East, for a distance of 55.71 feet to a point;
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THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record):

South 08°08'48" West, for a distance of 480.80' to a point;
 South 00°43'56" West, for a distance of 302.02' to a point;
 South 10°04'03" East, for a distance of 131.92' to a point;
 South 29°48'16" East, for a distance of 141.23' to a point;
 South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls:

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
 South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2016.

20'-WIDE INGRESS/EGRESS DESCRIPTION

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BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

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THENCE, leaving Reed and crossing Reese for the following:

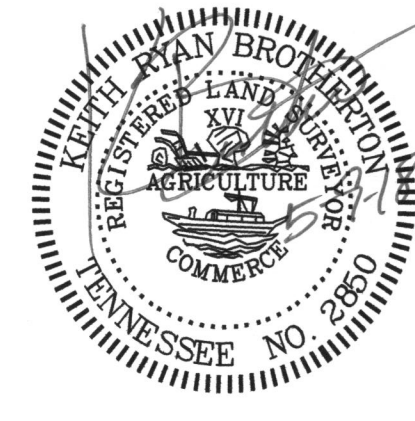
South 71°37'59" East, for a distance of 20.00' to a point;
 South 18°22'01" West, for a distance of 150.78' to a point;
 Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.55', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 16, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.



DATE: 5-9-18

KEITH RYAN BROTHERTON, RLS # 2850
 WILSON & ASSOCIATES, P.C.
 108 BEASLEY DRIVE
 FRANKLIN, TN 37064
 email: kbrotherton@willsonpc.com

NO.	DATE	COMMENT

108 Beasley Drive
 Franklin, TN
 37064
 615.794.2275



ALTA / NSPS Land Title Survey
 2970 Del Rio Pike, Franklin
 9th Civil District, Williamson County, TN
 For
 Kimley-Horn and Associates, Inc.

ALTA Survey
DRAWN BY: JAG
APPVD. BY: JCW II
DATE: 04/18/18
PROJ. No. 11318
SCALE: 1"= 100'
SHEET No.
2 OF 2