

ORDINANCE 2016-19

TO BE ENTITLED, “AN ORDINANCE TO REZONE 5.05 ACRES FROM ESTATE RESIDENTIAL – ER DISTRICT TO SPECIFIC DEVELOPMENT – RESIDENTIAL – SD-R (2.92) DISTRICT AND REZONE 212.22 ACRES FROM SPECIFIC DEVELOPMENT – RESIDENTIAL – SD-R (2.82) DISTRICT TO SPECIFIC DEVELOPMENT – RESIDENTIAL – SD-R (2.92) DISTRICT FOR THE PROPERTY LOCATED ALONG CAROTHERS PARKWAY, EAST OF INTERSTATE 65, AND SOUTH OF SOUTH CAROTHERS ROAD.”

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 2016-28 approving a Plan 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 Estate Residential – ER District to Specific Development SD-R (2.92) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
089-4306	5.05
Total	5.05

Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, and currently known as the King property of record in Record book 5945, Page 236, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rod (old) in the westerly margin of Carothers Road; thence, S 05°50'37" W, for a distance of 409.91' to the **Point of Beginning**, said point being an iron rod (old) and the northeast corner of herein described property; thence, along said westerly margin, S 05°50'37" W, for a distance of 176.28' to an iron rod (set); thence, leaving westerly margin, along the north line of Lockwood Glen, Section 4, N 83°46'25" W, for a distance of 1,250.97' to an iron rod (old) being the southwest corner of herein described property; thence, with the east line of the Crescent Lockwood property of record in Record

book 6121, Page 973 (R.O.W.C., TN.), and the west line of herein described property, N 08°31'03" E, for a distance of 184.00' to an iron rod (old) being the northwest corner of herein described property; thence, S 83°25'00" E, for a distance of 1,217.86' to the **Point of Beginning**. Containing 220,060.8 Sq. Ft. or 5.05 Acres. According to a survey made by Fisher Arnold, dated June, 2009.

SECTION II. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development SD-R (2.82) District to Specific Development SD-R (2.92) District:

Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood, of record in Deed book 1777, Page 759, and Deed book 1777, Page 761, and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison, of record in Deed book 656, Page 650, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Beginning at a concrete Right of Way monument in the easterly margin of Interstate 65, being the northwest corner of the Crescent Lockwood, LLC. property of record in Book 6362, Page 691, R.O.W.C.; thence leaving said Interstate 65 margin, S 81°25'13" E, for a distance of 577.00' to an iron rod (old); thence, N 07°13'56" E, for a distance of 31.70' to an iron rod in the southwest margin of Carothers Road; thence, with a curve to the left, with an arc length of 192.68', a radius of 202.54', with a chord bearing of S 55°05'41" E, and a chord length of 185.50' to an iron rod (old); thence, S 82°20'54" E, for a distance of 582.26' to an iron rod (old); thence, leaving said margin, along the west property line of Alligood, Deed Book 1202, Page 845 (R.O.W.C., TN.) S 07°57'01" W, for a distance of 1007.65' to an iron rod (old); thence, S 07°26'55" W, for a distance of 387.69' to an iron rod (old); thence, along the south property lines of above mentioned Alligood, and Davis property of record in Deed Book 435, Page 126 (R.O.W.C., TN.) S 80°41'16" E, for a distance of 824.24' to an iron rod (old); thence, along east property line of said Davis property, N 08°26'26" E, for a distance of 343.04' to an iron rod (old); thence, along east property line of the Strain property of record in Record Book 5632, Page 184 (R.O.W.C., TN.) N 08°01'21" E, for a distance of 462.57' to an iron rod (old) in the center of an old road bed; thence, along said center of old road, S 82°24'09" E, for a distance of 586.85' to an iron rod (old) in the southerly margin of Carothers Road; thence, along said margin for the next seven (7) calls, with a curve to the left, with an arc length of 66.85', with a radius of 432.00', with a chord bearing of S 76°30'31" E, and chord length of 66.78' to an iron rod (old); thence, S 80°56'29" E, for a distance of 304.54' to an iron rod (old); thence, with a curve to the right, with an arc length of 178.08', a radius of 195.00', with a chord bearing of S 54°46'48" E, and chord length of 171.95' to an iron rod (old); thence, S 28°37'07" E, for a distance of 33.26' to an iron rod (old); thence, with a curve to the right, with an arc length of 191.97', a radius of 325.00', with a chord bearing of S 11°41'48" E, and chord length of 189.19'; thence, S 05°13'31" W, for a distance of 132.33'; thence, S 05°50'37" W, passing an iron rod (old) at a distance of 409.91' to an iron rod (old); thence, leaving said Carothers Road, along the existing north property line of the King property of record in Record Book 5945, Page 236 (R.O.W.C., TN.) N 83°25'00" W, for a distance of 1217.86' to an iron rod (old); thence, S 08°01'03" W, for a distance of 184.00' to an iron rod (old); thence, S 83°46'25" E, for a distance of 1250.97' to a point in the centerline of said Carothers Road; thence, along said centerline for the next six (6) calls, S 06°04'28" W, for

a distance of 110.27' to a point; thence, with a curve to the left, with an arc length of 249.92', a radius of 3953.11', a chord bearing of S 04°15'48" W, and chord length of 249.88' to a point; thence, S 02°27'07" W, for a distance of 542.39' to a point; thence, S 01°41'23" W, for a distance of 295.29' to a point; thence, with a curve to the left with an arc length of 278.90', with a radius of 700.00', with a chord bearing of S 09°43'29" E, and chord length of 277.10' to a point; thence, leaving said centerline, S 47°37'03" W, passing an iron rod (old) at 169.35', an iron rod (old) at additional 249.50', for a total distance of 418.85'; thence, S 49°03'53" W, a distance of 196.32' to an iron rod (old); thence, S 48°22'44" W, passing an iron rod (old) at a distance of 93.57', for a total distance of 166.16' to an iron rod (old); thence, with a curve to the right, with an arc length of 237.97', a radius of 2,918.42', with a chord bearing of S 24°23'17" E, and chord length of 237.90' to an iron rod (old); thence, N 84°15'00" W, for a distance of 725.92' to a point in the center of the Harpeth River, passing a witness rod at top of bank at a distance of 665.34'; thence, along said centerline of river for the next twenty-five (25) calls, N 05°38'57" E, a distance of 59.34' to a point; thence, N 40°39'23" W, for a distance of 23.93' to a point; thence, N 17°52'55" W, for a distance of 262.02' to a point; thence, N 20°52'26" W, for a distance of 265.99' to a point; thence, N 24°21'08" W, for a distance of 71.18' to a point; thence, N 39°51'01" W, for a distance of 128.68' to a point; thence, N 57°12'14" W, for a distance of 364.80' to a point; thence, N 43°47'46" W, for a distance of 85.11' to a point; thence, N 52°31'09" W, for a distance of 76.98' to a point; thence, N 78°58'32" W, for a distance of 178.83' to a point; thence, S 86°16'14" W, for a distance of 55.76' to a point; thence, S 56°53'55" W, for a distance of 301.01' to a point; thence, S 51°26'40" W, for a distance of 222.92' to a point; thence, S 44°27'33" W, for a distance of 132.82' to a point; thence, S 68°36'30" W, for a distance of 150.64' to a point; thence, N 57°18'02" W, for a distance of 145.06' to a point; thence, N 21°35'43" W, for a distance of 322.19' to a point; thence, N 16°53'34" W, for a distance of 134.89' to a point; thence, N 20°29'42" W, for a distance of 215.41' to a point; thence, N 14°21'46" W, for a distance of 168.55' to a point; thence, N 07°58'30" W, for a distance of 81.95' to a point; thence, N 13°40'44" W, for a distance of 188.71' to a point; thence, N 16°24'09" W, for a distance of 101.14' to a point; thence, N 23°36'56" W, for a distance of 150.61' to a point; thence, N 57°04'03" W, for a distance of 133.54' to a point; thence, along above mentioned east margin of Interstate 65, N 06°49'36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 808.40' to an iron rod (old); thence, with a curve to the right, with an arc length of 1,418.60', a radius of 11,309.16', with a chord bearing of N 10°25'13" E, and chord length of 1,417.67' to the **Point of Beginning**. Containing 9,244,424.1 Sq. Ft. or 212.22 Acres. According to a survey made by Fisher Arnold, dated June, 2009.

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

SECTION IV. 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
 City Administrator/Recorder

By: _____
Dr. Ken Moore
 Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

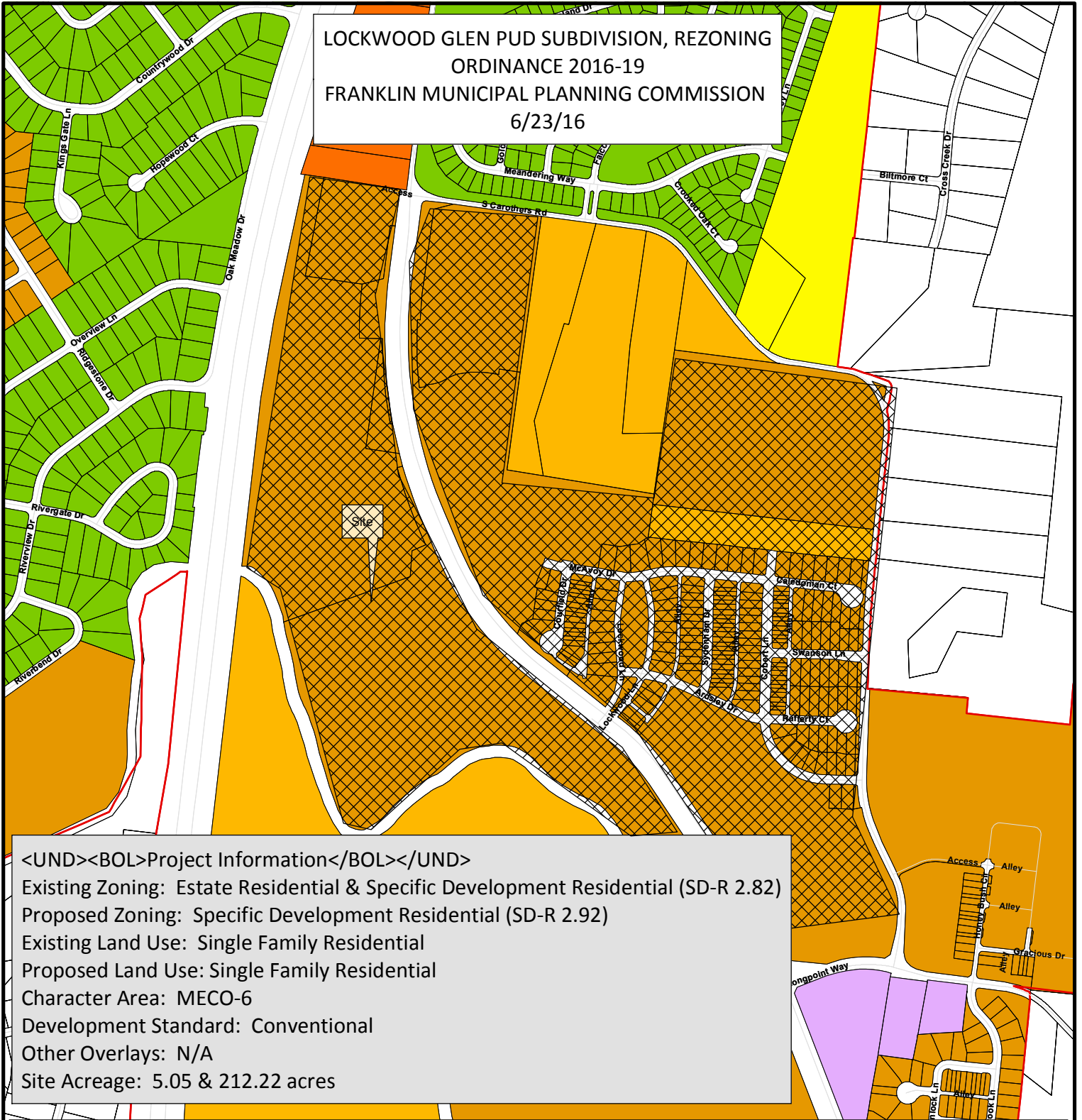
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

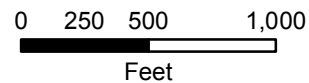
LOCKWOOD GLEN PUD SUBDIVISION, REZONING
 ORDINANCE 2016-19
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/23/16



<UND><BOL>Project Information</BOL></UND>

Existing Zoning: Estate Residential & Specific Development Residential (SD-R 2.82)
 Proposed Zoning: Specific Development Residential (SD-R 2.92)
 Existing Land Use: Single Family Residential
 Proposed Land Use: Single Family Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 5.05 & 212.22 acres

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| 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 |
| SD-R Specific Development-Residential | |



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