

**ORDINANCE 2018-02**

**TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.11 ACRES FROM SPECIFIC DEVELOPMENT VARIETY 2.5/40,536 DISTRICT TO SPECIFIC DEVELOPMENT VARIETY 0/96,536 DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, (NEAR 574 AND 580 FRANKLIN ROAD) (BRANCH CREEK CROSSING PUD SUBDIVISION, REVISION 3)."**

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

**WHEREAS**, the Specific Development Variety (0/96,536) district provides zoning for land uses compatible with both the Envision Franklin Land Use Plan and surrounding development; and

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-04, 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 Specific Development Variety (2.5/40,536) District to Specific Development Variety (0/96,536) District:

**SECTION II.** That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
053---07500	13.60
053---07502	1.596
053---07503	1.243
053---07504	2.67
Total	19.11

Being A Parcel Of Land Owned By Bcc Investments, Llc, A Tennessee Limited Liability Company, Quit Claim Deed, Book 6409, Page 916, Situated In Franklin, Tennessee, As Recorded In The Registers Office Of Williamson County, Tennessee. Said Parcel Of Land Is More Particularly Described As Follows;

Beginning At A Point On The Southeasterly Right-Of-Way Line Of Franklin Road (Right-Of-Way Width Varies) And The Northeasterly Corner Of Lands Of James Holloway, Et Ux, Deed Book 256, Page 433, Tax Map 53, Parcel 74.01;

Thence, N36°01'49"E Along The Said Line, A Distance Of 604.49 Feet To A Point At The Southwesterly Corner Of Brentwood Church Of The Nazarene, Deed Book 1427, Page 669, Tax Map 53, Parcel 76.00;

Thence, Leaving Said Line, S56°15'46"E Along The Common Line With Said Brentwood Church Of The Nazarene, A Distance Of 235.20 Feet To A Point;

Thence, Continuing Along Said Common Line, S52°21'05"E, A Distance Of 1281.07 Feet To A Point On The Northerly Lines Of Lot 6, The Landings Subdivision, Vr Landings At Brentwood, Lp., Plat Book 10, Page 68, Tax Map 53, Parcel 77.07;

Thence, Leaving Said Lines Of Brentwood Church Of The Nazarene, S51°58'13"W Along The Said Lines Of Said Lot 6, A Distance Of 102.86 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S55°11'36"W, A Distance Of 131.64 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S61°21'31"W, A Distance Of 155.27 Feet To A Point;

Thence, Continuing Along The Lines Of Said Lot 6, S44°44'47"W, A Distance Of 132.31 Feet To A Point On Said Easterly Lines Of James Holloway;

Thence, Along Said Easterly Lines Of James Holloway, N60°52'21"W, A Distance Of 933.77 Feet To A Point;

Thence, Continuing Along Said Lines Of James Holloway, N50°07'58"W, A Distance Of 431.60 Feet To The Point Of Beginning

And Containing 19.108 Acres More Or Less.

**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 S. Stuckey**  
City Administrator/Recorder

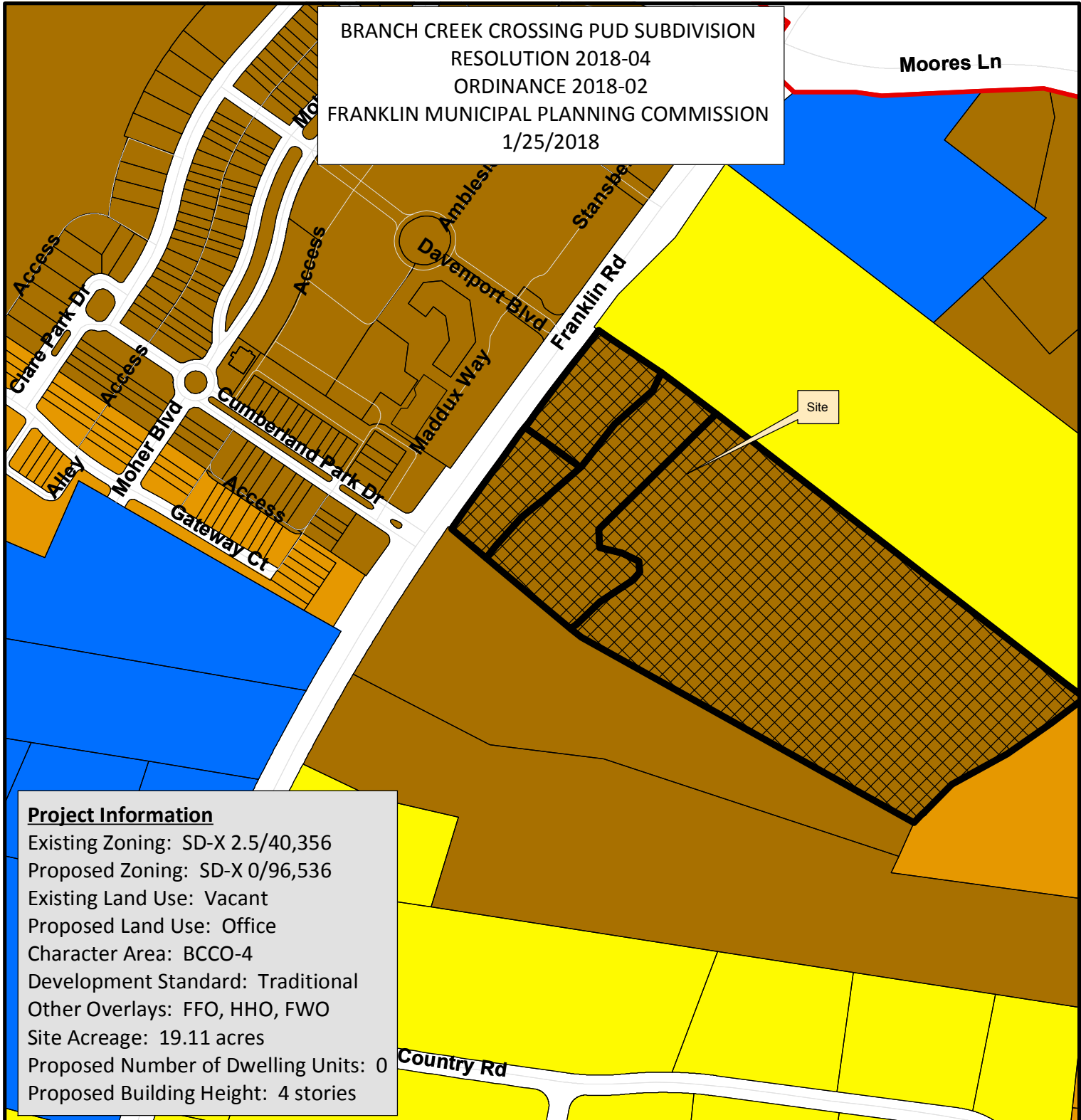
By: \_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

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: \_\_\_\_\_

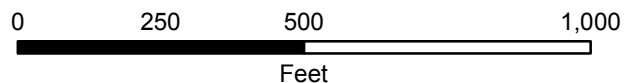
BRANCH CREEK CROSSING PUD SUBDIVISION  
 RESOLUTION 2018-04  
 ORDINANCE 2018-02  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 1/25/2018



**Project Information**

Existing Zoning: SD-X 2.5/40,356  
 Proposed Zoning: SD-X 0/96,536  
 Existing Land Use: Vacant  
 Proposed Land Use: Office  
 Character Area: BCCO-4  
 Development Standard: Traditional  
 Other Overlays: FFO, HHO, FWO  
 Site Acreage: 19.11 acres  
 Proposed Number of Dwelling Units: 0  
 Proposed Building Height: 4 stories

- |  |                                       |
|--|---------------------------------------|
| Branch Creek Crossing                  | 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   |



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