

ORDINANCE 2019-30

AN ORDINANCE TO ZONE 474 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF INTERSTATE 65.

WHEREAS, several property owners, depicted below and on Exhibit B, (“Owner(s)”) of property located south of Long Lane and east of Interstate 65, as listed below and on Exhibit A (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services as described in Resolution 2019-78, and annexed the property through referendum held on October 22, 2019; and

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

WHEREAS, the Estate Residential (ER) district, provides zoning for land uses compatible with both the existing use of the property and the surrounding development; and

WHEREAS, the appropriate Overlay Districts, Character Area Overlay District, and Development Standards will be assigned after the area can be studied by the Planning and Sustainability Department, and the land can be included in Envision Franklin; and

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

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, zoned Estate Residential (ER) District:

PREMISES CONSIDERED

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzev Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher

117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales
		474.23	TOTAL ACRES	

SECTION II: That the attached Location Map (Exhibit A) shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III: The zoning shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the annexation.

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:

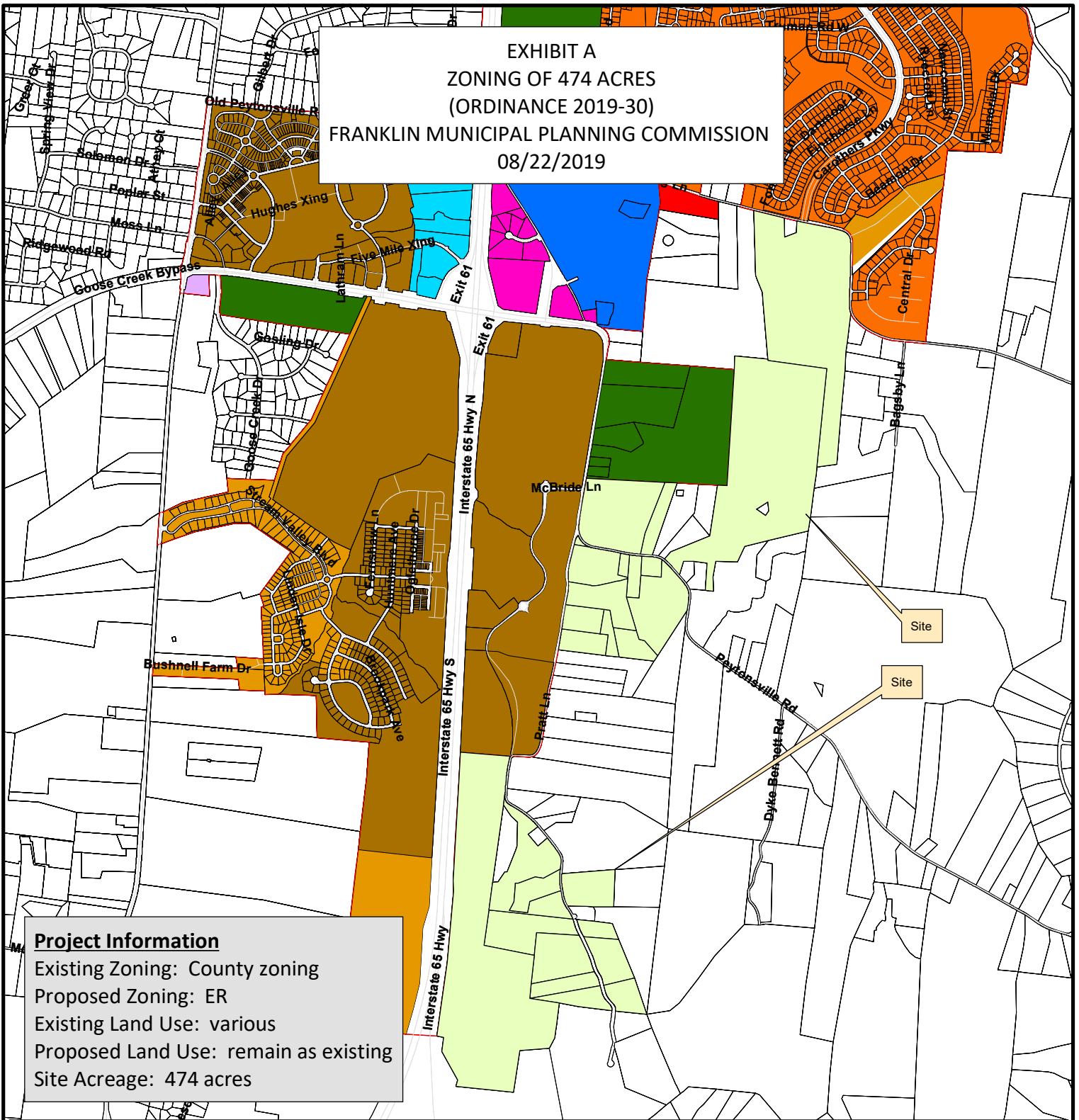
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

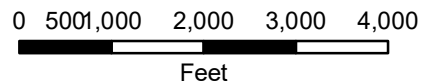
EXHIBIT A
ZONING OF 474 ACRES
(ORDINANCE 2019-30)
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/22/2019



Project Information

Existing Zoning: County zoning
 Proposed Zoning: ER
 Existing Land Use: various
 Proposed Land Use: remain as existing
 Site Acreage: 474 acres

- | | |
|--|---------------------------------------|
| Properties to be Zoned | SD-R Specific Development-Residential |
| Properties to be Zoned | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | Parcels outside UGB |



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. All data and materials (c) copyright 2016. All rights reserved.

Ordinance 2019-30

Exhibit B: Owners requesting Annexation, POS, and Zoning

Map	Parcel	Acreage	Address	Owner
106	179.00	78.21	4341 Long Lane	Long Lane Office Partners, LLC
117	33.00	25.25	4444 Peytonsville Road	Chapter 2 Investments, LLC
133	16.00	116.54	Peytonsville Road	Pratt Lane Office Partners, LLC
117	33.01	5.17	4474 Peytonsville Road	Panzey Maxwell
117	42.10	0.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.09	9.00	4465 Peytonsville Road	Mary Kate Pratt Crutcher, Marion Boyd Pete Crutcher
117	42.03	1.00	4465 Peytonsville Road	Mary Kate Pratt
117	42.01	3.00	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	42.00	2.00	4475 Peytonsville Road	Todd Brakebill
117	42.14	11.06	4465 Peytonsville Road	Mary Kate Crutcher
117	42.12	18.03	4471 Peytonsville Road	Helen Pratt Brakebill, William A. Brakebill
117	34.00	99.20	Peytonsville Road	Thomas A. Jordan
117	43.00	5.00	4422 Pratt Lane	TRP Farms LLC
117	42.08	5.01	4424 Pratt Lane	TRP Farms LLC
117	42.15	2.27	Peytonsville Road	TRP Farms LLC
117	42.13	5.03	Pratt Lane	TRP Farms LLC
133	18.03	10.00	4516 Pratt Lane	VVK Fishpond LLC
133	18.00	13.21	Pratt Lane	William David Crafton Executor
133	18.09	3.10	4536 Pratt Lane	Gary Smartt D ETAL
133	18.15	12.73	Pratt Lane	Margaret Ann McCord
133	18.14	8.13	4540 Pratt Lane	Dorothy Ann Clark Crafton, Peggy Diane Crafton Smartt
133	18.17	5.10	Pratt Lane	Betty Jo Turnage
133	18.11	5.16	4549 Pratt Lane	William Chad Turnage
133	18.16	5.18	Pratt Lane	Betty Jo Turnage
133	18.13	20.84	Pratt Lane	MDW LLC
133	18.02	5.01	4517 Pratt Lane	Dorothy Roth Wales

474.23 TOTAL ACRES