

**ORDINANCE 2019-13**

**AN ORDINANCE TO ZONE 318.49 ACRES SPECIFIC DEVELOPMENT – RESIDENTIAL DISTRICT (SD-R 2.36), HILLSIDE OVERLAY DISTRICT (HHO), GOOSE CREEK CHARACTER AREA OVERLAY DISTRICT (GCCO-5), MCLEMORE CHARACTER AREA OVERLAY DISTRICT (MLCO-2), AND “EITHER” STANDARDS, FOR SEVERAL PROPERTIES LOCATED EAST AND WEST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION AT STREAM VALLEY BOULEVARD (SOUTHBROOKE PUD SUBDIVISION).**

**WHEREAS**, Florence McKeithan; Dwight Stacey; Hill Tennessee, LLC; and Marvin Pratt, (“Owners”) of property located east and west of Lewisburg Pike and north and south of the intersection at Stream Valley Boulevard (“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 and annexed the property as described in Resolution 2019-42 and Resolution 2019-41; and

**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 (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5), McLemore Character Area Overlay District (MLCO-2), and “Either” Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

**WHEREAS**, the BOMA adopted Resolution 2019-40, 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 (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 Properties shall be, and are hereby, zoned the following: Specific Development – Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5), McLemore Character Area Overlay District (MLCO-2), and “Either” Standards:

PREMISES CONSIDERED

Map-Parcel	Base Zoning	Overlay	Character Area	Acres	
117-12.00	SD-R (2.45)	HHO Buffer	MLCO-2	32.307 AC	
117-13.00	SD-R (2.45)	HHO Buffer	MLCO-2	40.181 AC	
118-49.00	SD-R (2.45)	HHO Buffer HHO	MLCO-2		
117-19.01	SD-R (2.45)	N/A	GCCO-5	74.953 AC	
117-19.02	SD-R (2.45)	N/A	GCCO-5		
117-14.00	SD-R (2.45)	HHO Buffer HHO	MLCO-2	171.050 AC	
118-49.01	SD-R (2.45)	HHO Buffer HHO	MLCO-2		
118-50.01	SD-R (2.45)	HHO Buffer HHO	MLCO-2		
118-50.02	SD-R (2.45)	HHO Buffer	MLCO-2		
133-01.00	SD-R (2.45)	HHO Buffer HHO	MLCO-2		
<b>Total</b>					<b>318.491 AC</b>

**SECTION II:** That the attached Location Map and Legal Description 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.

**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: \_\_\_\_\_

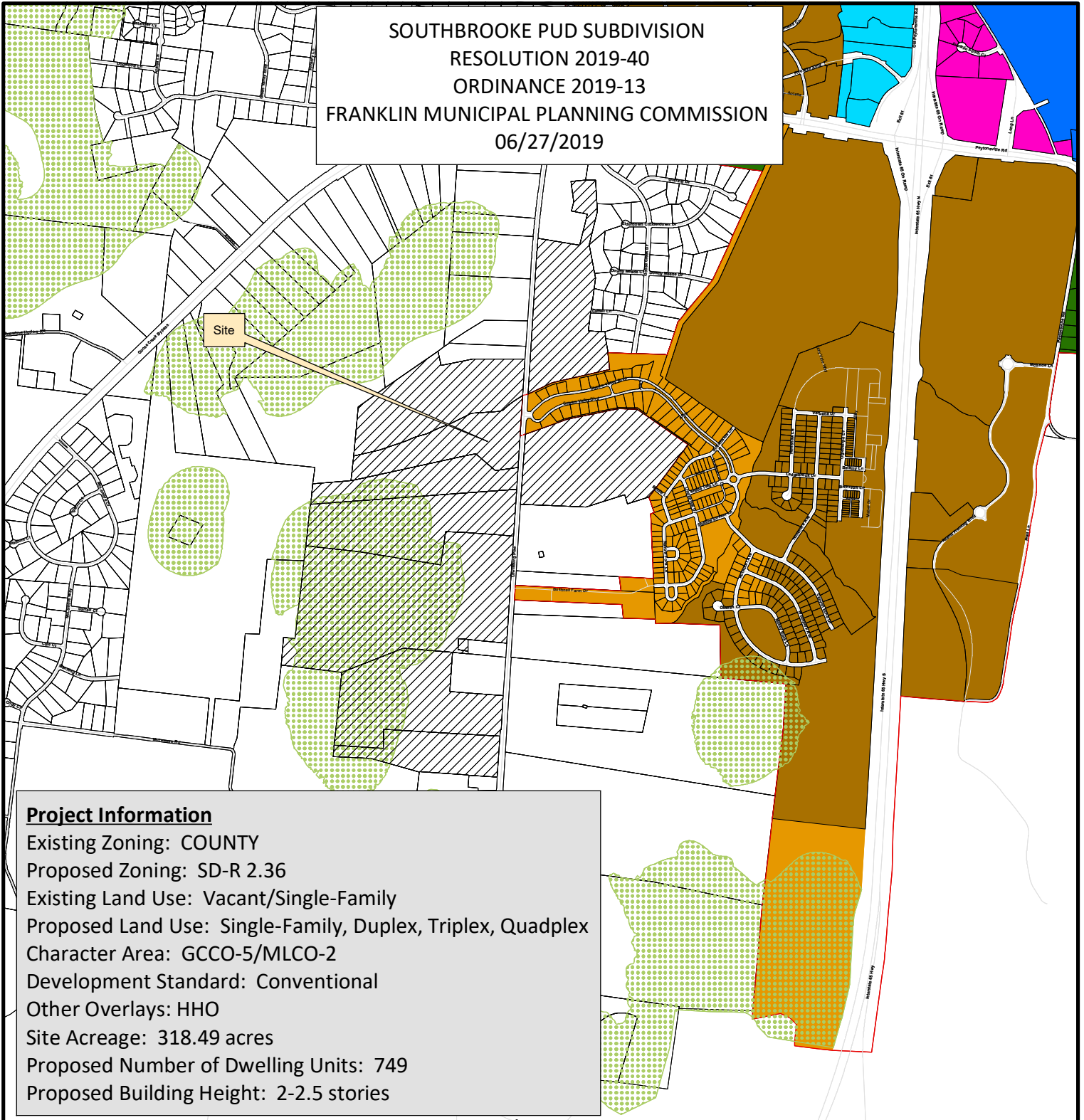
PASSED FIRST READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_

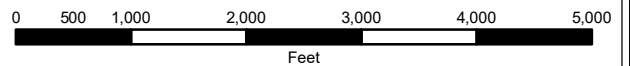
SOUTHBROOKE PUD SUBDIVISION  
 RESOLUTION 2019-40  
 ORDINANCE 2019-13  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 06/27/2019



**Project Information**

Existing Zoning: COUNTY  
 Proposed Zoning: SD-R 2.36  
 Existing Land Use: Vacant/Single-Family  
 Proposed Land Use: Single-Family, Duplex, Triplex, Quadplex  
 Character Area: GCCO-5/MLCO-2  
 Development Standard: Conventional  
 Other Overlays: HHO  
 Site Acreage: 318.49 acres  
 Proposed Number of Dwelling Units: 749  
 Proposed Building Height: 2-2.5 stories

- |  |                                       |
|--|---------------------------------------|
| Southbrooke                            | SD-R Specific Development-Residential |
| HHO                                    | 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 |                                       |



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