

**ORDINANCE 2017-17**

**TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.11 ACRES FROM SPECIFIC DEVELOPMENT VARIETY SD-X (2.5, 40,536) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY SD-X (2.9, 40,536) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 574 FRANKLIN ROAD & 580 FRANKLIN ROAD (BRANCH CREEK CROSSING 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 Variety 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 2017-30, approving a revised 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 (SD-X 2.5, 40,536) District to Specific Development Variety (SD-X 2.9, 40,536) District:

**PREMISES CONSIDERED**

Map-Parcel
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being corner to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being corner to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving

Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being corner to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 acres more or less.

**SECTION II.** That the attached Location Map 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

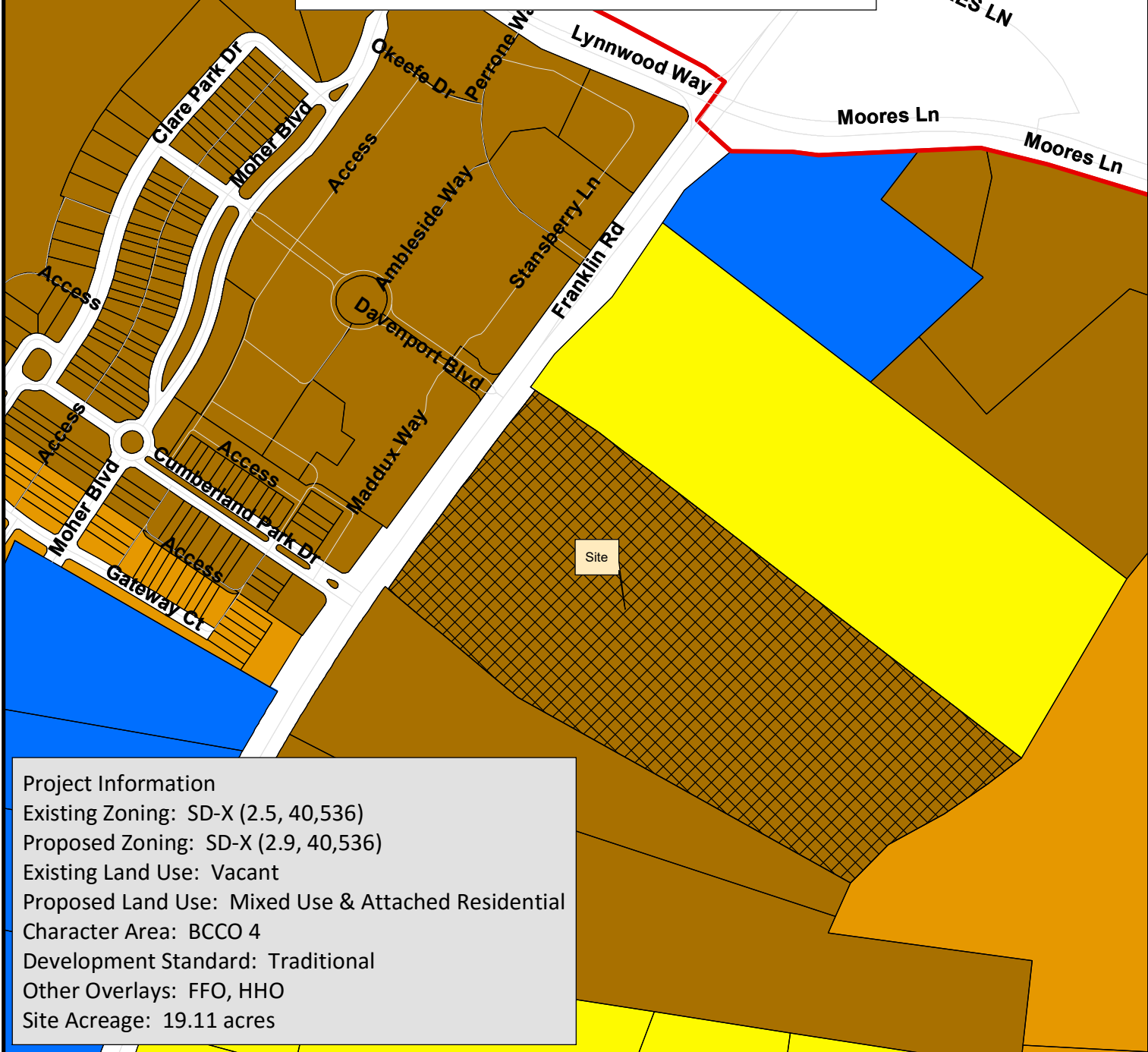
By: \_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

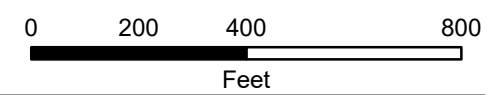
PLANNING COMMISSION RECOMMENDED: \_\_\_\_\_  
PASSED FIRST READING: \_\_\_\_\_  
PUBLIC HEARING HELD: \_\_\_\_\_  
PASSED SECOND READING: \_\_\_\_\_  
PASSED THIRD READING: \_\_\_\_\_

BRANCH CREEK CROSSING PUD SUBDIVISION, REZONING  
 ORDINANCE 2017-17  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 5/25/17



**Project Information**  
 Existing Zoning: SD-X (2.5, 40,536)  
 Proposed Zoning: SD-X (2.9, 40,536)  
 Existing Land Use: Vacant  
 Proposed Land Use: Mixed Use & Attached Residential  
 Character Area: BCCO 4  
 Development Standard: Traditional  
 Other Overlays: FFO, HHO  
 Site Acreage: 19.11 acres

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