

ORDINANCE 2017-13

TO BE ENTITLED: “AN ORDINANCE TO REZONE 36.71 ACRES FROM LIGHT INDUSTRIAL (LI) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 5.0) DISTRICT & 15.84 ACRES FROM LIGHT INDUSTRIAL (LI) DISTRICT TO ESTATE RESIDENTIAL (ER) DISTRICT FOR THE SHADOW GREEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1152 HILLVIEW LANE.”

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

WHEREAS, the SD-R 5.0 & Estate 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 2017-20, 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 RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Rezoning, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
090-2800	
Tract 1	36.71
Tract 2	15.83
Total	52.90

Tract 1

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE CITY OF FRANKLIN, TENNESSEE PROPERTY OF RECORD IN DEED BOOK 2123, PAGE 124, REGISTER’S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T), THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED “REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX”, OF RECORD IN PLAT BOOK P35, PAGE 93, R.O.W.C.T.; ON THE EAST BY PLAN ENTITLED “THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51” OF RECORD IN PLAT BOOK P58, PAGE 70, R.O.W.C.T. AND PLAN ENTITLED “PARKWAY COMMONS” OF RECORD IN PLAT BOOK P37, PAGE 39, R.O.W.C.T.; ON THE SOUTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1465, PAGE 61 (TRACT 1), R.O.W.C.T. AND VULCAN LANDS, INC. PROPERTY OF RECORD IN DEED BOOK 1945, PAGE 143, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN (SET) IN THE SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED

“REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX”, THE NORTHWEST CORNER OF THE PLAN ENTITLED “THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51” AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND; THENCE, LEAVING SAID SOUTHERLY LINE OF THE CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED “REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX” WITH THE WESTERLY LINE OF THE PLAN ENTITLED “THROUGH THE GREEN PUD SUBDIVISION, SECTION 2, LOTS 9-51” SOUTH 05 DEGREES 54 MINUTES 35 SECONDS WEST, 710.34 FEET TO AN IRON PIN (SET) AT THE NORTHWEST CORNER OF THE PLAN ENTITLED “PARKWAY COMMONS”;

THENCE, WITH THE WESTERLY LINE OF SAID PLAN ENTITLED “PARKWAY COMMONS”; SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 400.10 FEET TO THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME);

THENCE, WITH A NEW LINE THROUGH THE BARBARA HOLT PROPERTY AND BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. NORTH 71 DEGREES 18 MINUTES 55 SECONDS WEST, 1256.52 FEET;
2. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES, 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 66 DEGREES 02 MINUTES 39 SECONDS WEST, 569.58 FEET;
3. NORTH 60 DEGREES 46 MINUTES 23 SECONDS WEST, 123.63 FEET TO THE EASTERLY LINE OF THE EMILY MAGID PROPERTY (TRACT 1);

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 157.42 FEET TO AN IRON PIN (SET);
2. NORTH 47 DEGREES 23 MINUTES 27 SECONDS EAST, 258.78 FEET TO AN IRON PIN (SET);
3. NORTH 40 DEGREES 45 MINUTES 29 SECONDS EAST, 139.25 FEET TO A 5/8” IRON PIN (SET) WITH CAP STAMPED “IDE ASSOCIATES” AT THE SOUTHEAST CORNER OF VULCAN LANDS, INC.;

THENCE, WITH THE EASTERLY AND SOUTHERLY LINES OF VULCAN LANDS, INC. THE FOLLOWING TWO BEARINGS AND DISTANCES:

1. NORTH 42 DEGREES 08 MINUTES 38 SECONDS EAST, 383.61 FEET TO A 5/8” IRON PIN (SET) WITH CAP STAMPED “IDE ASSOCIATES”;
2. SOUTH 78 DEGREES 27 MINUTES 56 SECONDS EAST, 327.63 FEET TO AN 1” IRON PIPE (SET) AT THE SOUTHWESTERLY CORNER OF SAID CITY OF FRANKLIN, TENNESSEE PROPERTY, THE SAME BEING A PORTION OF LOT 2 OF PLAN ENTITLED “REVISION 3, RESUBDIVISION OF LOTS 2 AND 4, METRO READY MIX”;

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. SOUTH 78 DEGREES 31 MINUTES 44 SECONDS EAST, 463.68 FEET TO A 30" HACKBERRY;
2. SOUTH 78 DEGREES 44 MINUTES 34 SECONDS EAST, 133.84 FEET AN 1" IRON PIPE (SET);
3. SOUTH 78 DEGREES 48 MINUTES 58 SECONDS EAST, 378.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1,599,067 SQUARE FEET, OR 36.71 ACRES, MORE OR LESS.

Tract 2

BEING A TRACT OF LAND LYING IN THE 9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE AND BEING GENERALLY BOUNDED ON THE NORTH BY THE REMAINING BARBARA HOLT, EXECUTOR PROPERTY OF RECORD IN DEED BOOK 4820, PAGE 813 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.); ON THE EAST PLAN ENTITLED "PARKWAY COMMONS" OF RECORD IN PLAT BOOK P37, PAGE 39 R.O.W.C.T.; ON THE SOUTH BY THE JAMES EWEL ADKINS AND CHANDRA KAY ADKINS AS CO-TRUSTEES OF THE ADKINS LIVING TRUST PROPERTY OF RECORD IN DEED BOOK 5651, PAGE 908, R.O.W.C.T., THE JAMES J. CUNNINGHAM PROPERTY OF RECORD IN DEED BOOK 1128, PAGE 709, R.O.W.C.T. AND THE JAMIE K. DURARD CARR PROPERTY OF RECORD IN DEED BOOK 460, PAGE 824, R.O.W.C.T.; ON THE WEST BY THE EMILY MAGID PROPERTY OF RECORD IN DEED BOOK 1465, PAGE 61 (TRACT 1), R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A AN IRON PIN (SET) AT THE SOUTHEAST CORNER OF THE PLAN ENTITLED "PARKWAY COMMONS" AND AT A NORTHWEST CORNER OF THE JAMES EWEL ADKINS AND CHANDRA KAY ADKINS AS CO-TRUSTEES OF THE ADKINS LIVING TRUST PROPERTY; THENCE, WITH THE NORTHERLY AND WESTERLY LINES OF ADKINS THE FOLLOWING TEN BEARINGS AND DISTANCES:

1. SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 20.14 FEET TO AN IRON PIN FOUND;
2. NORTH 77 DEGREES 57 MINUTES 45 SECONDS WEST, 155.36 FEET;
3. NORTH 79 DEGREES 48 MINUTES 34 SECONDS WEST, 65.47 FEET;
4. NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST, 96.48 FEET;
5. NORTH 80 DEGREES 04 MINUTES 26 SECONDS WEST, 48.29 FEET;
6. NORTH 78 DEGREES 13 MINUTES 18 SECONDS WEST, 106.35 FEET;
7. NORTH 77 DEGREES 22 MINUTES 04 SECONDS WEST, 225.46 FEET;
8. NORTH 78 DEGREES 30 MINUTES 33 SECONDS WEST, 167.02 FEET;

9. NORTH 77 DEGREES 29 MINUTES 33 SECONDS WEST, 311.97 FEET TO AN IRON PIN (SET);

10. NORTH 78 DEGREES 07 MINUTES 13 SECONDS WEST, 409.41 FEET TO AN IRON STAKE (FOUND) AT THE NORTHEAST CORNER OF SAID CUNNINGHAM PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF CUNNINGHAM THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 79 DEGREES 13 MINUTES 56 SECONDS WEST, 260.22 FEET TO A T-POST (FOUND);

2. SOUTH 83 DEGREES 52 MINUTES 29 SECONDS WEST, 55.43 FEET TO AN IRON PIN (SET);

3. NORTH 78 DEGREES 09 MINUTES 38 SECONDS WEST, 127.52 FEET TO A T-POST (FOUND) AT THE NORTHEAST CORNER OF SAID DURARD PROPERTY;

THENCE, WITH THE NORTHERLY LINE OF DURARD, NORTH 78 DEGREES 04 MINUTES 25 SECONDS WEST, 166.53 FEET TO AN IRON PIN (SET) IN THE SOUTHERLY LINE OF SAID MAGID PROPERTY;

THENCE, WITH THE EASTERLY LINE OF MAGID THE FOLLOWING THREE BEARINGS AND DISTANCES:

1. NORTH 19 DEGREES 36 MINUTES 39 SECONDS EAST, 235.25 FEET TO A WOOD FENCE POST;

2. NORTH 50 DEGREES 19 MINUTES 04 SECONDS EAST, 219.23 FEET TO AN IRON PIN (SET);

3. NORTH 49 DEGREES 32 MINUTES 17 SECONDS EAST, 137.35 FEET;

THENCE, LEAVING SAID EASTERLY LINE OF MAGID WITH THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY OF MACK HATCHER BY-PASS (ROADWAY UNDER DESIGN AT THIS TIME) THE FOLLOWING THREE CALLS:

1. SOUTH 60 DEGREES 46 MINUTES 23 SECONDS EAST, 123.63 FEET;

2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 570.38 FEET, A RADIUS OF 3100.00 FEET, A DELTA OF 10 DEGREES 32 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 02 MINUTES 39 SECONDS EAST, 569.58 FEET;

3. SOUTH 71 DEGREES 18 MINUTES 55 SECONDS EAST, 1256.52 FEET TO THE WESTERLY LINE OF SAID PLAN ENTITLED "PARKWAY COMMONS";

THENCE, WITH SAID WESTERLY LINE, SOUTH 06 DEGREES 24 MINUTES 03 SECONDS WEST, 170.06 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 689,730 SQUARE FEET, OR 15.83 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.

Eric S. Stuckey
City Administrator

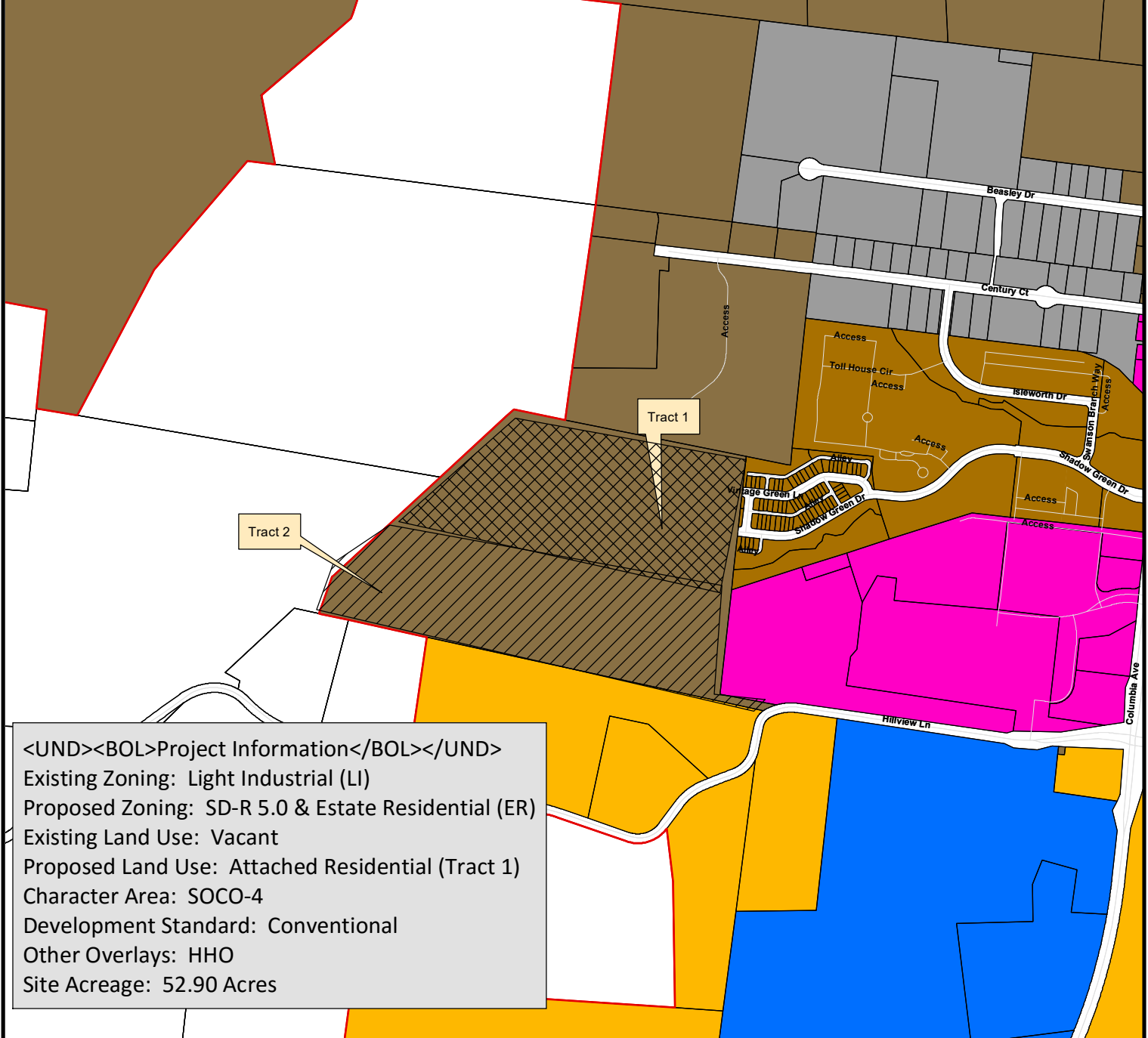
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

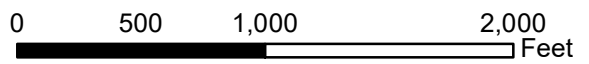
PREAPPLICATION CONFERENCE:	_____2/16/2017_____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____2/23/2017_____
NEIGHBORHOOD MEETING:	_____2/20/2017_____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

ORDINANCE 2017-13
SHADOW GREEN REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



<UND><BOL>Project Information</BOL></UND>
 Existing Zoning: Light Industrial (LI)
 Proposed Zoning: SD-R 5.0 & Estate Residential (ER)
 Existing Land Use: Vacant
 Proposed Land Use: Attached Residential (Tract 1)
 Character Area: SOCO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 52.90 Acres

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| 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 | |
| SD-R Specific Development-Residential | |
| SD-X Specific Development-Variety | |



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