

**ORDINANCE 2018-62**

**AN ORDINANCE TO REZONE 5.35 ACRES FROM SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 5.03) DISTRICT TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTY LOCATED WEST OF CAROTHERS PARKWAY AND SOUTH OF SOUTH CAROTHERS ROAD, 4309 SOUTH CAROTHERS ROAD (DISCOVERY CENTER).**

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

**WHEREAS**, the Neighborhood Commercial district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; 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-Residential (SD-R 5.03) District to Neighborhood Commercial District:

PREMISES CONSIDERED	
Map-Parcel	Acres
089---47	5.10
089---48.06	0.25
Total	5.35

**SECTION II.** That the attached Location Map and Survey 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:**

By: \_\_\_\_\_

**Eric Stuckey**

City Administrator/Recorder

**CITY OF FRANKLIN, TENNESSEE:**

By: \_\_\_\_\_

**Dr. Ken Moore**

Mayor

Approved as to form by:

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

PLANNING COMMISSION RECOMMENDED:

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PASSED FIRST READING:

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PUBLIC HEARING HELD:

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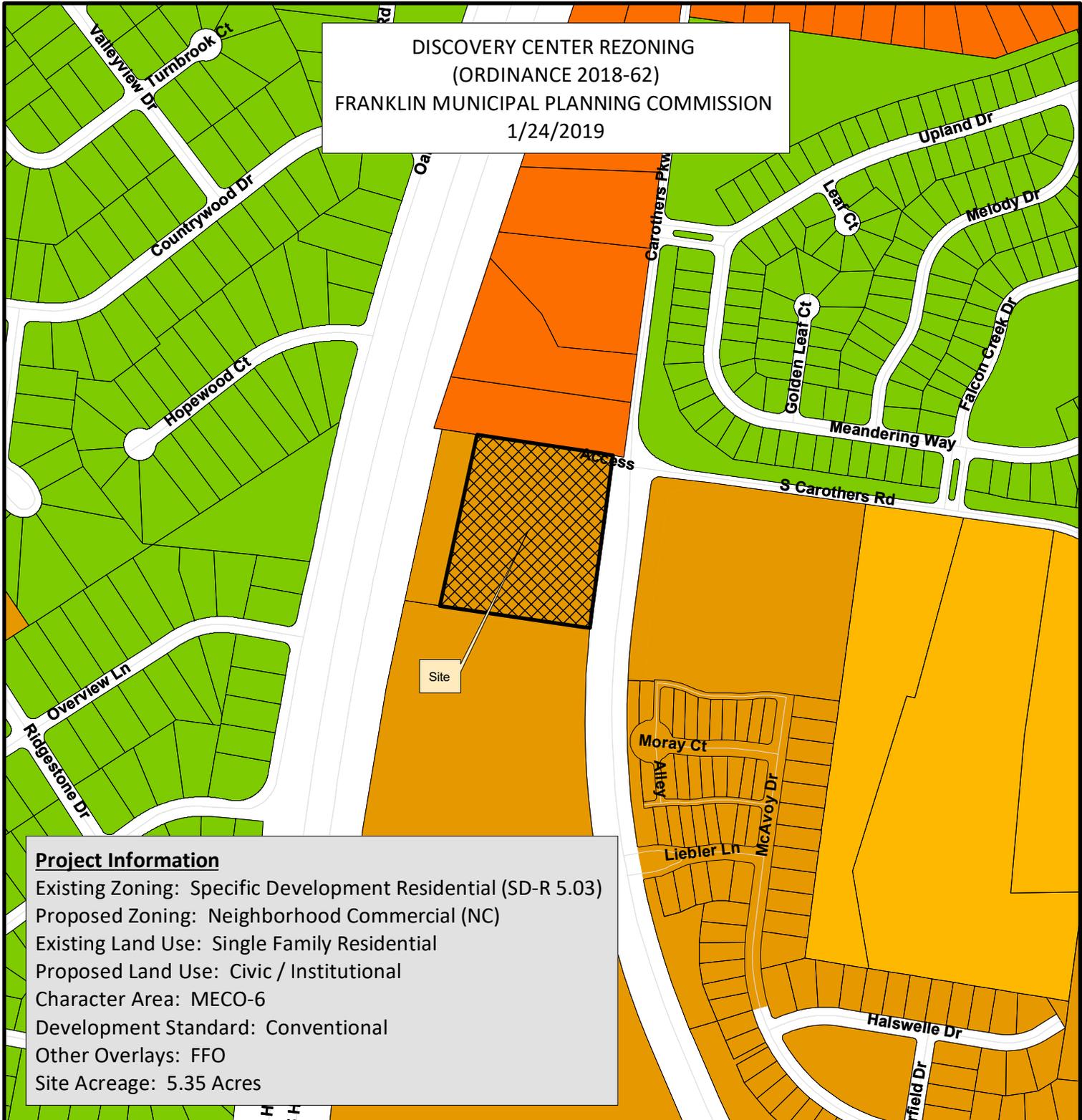
PASSED SECOND READING:

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PASSED THIRD READING:

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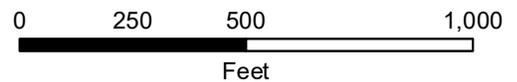
DISCOVERY CENTER REZONING  
(ORDINANCE 2018-62)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
1/24/2019



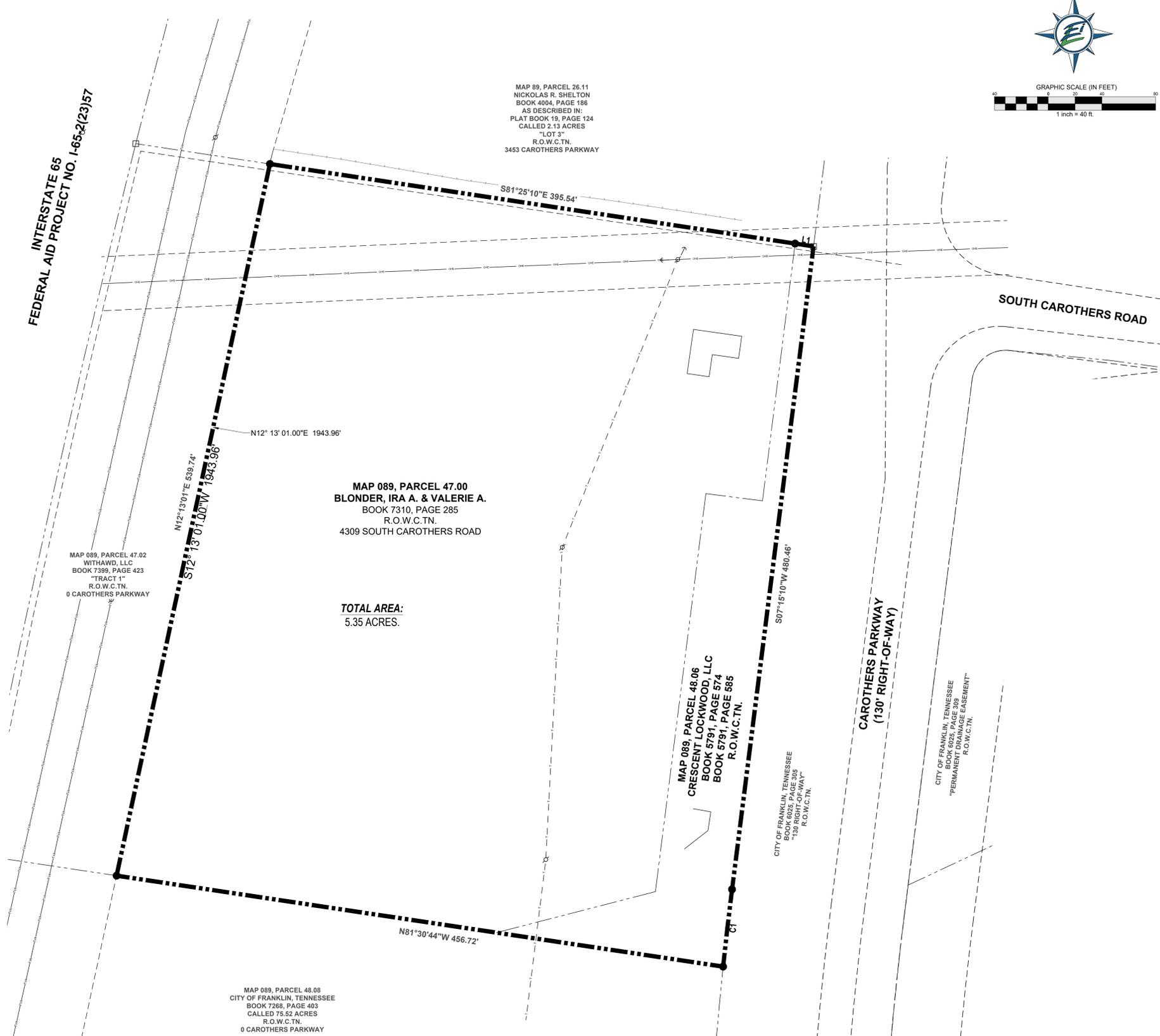
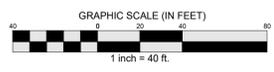
**Project Information**

Existing Zoning: Specific Development Residential (SD-R 5.03)  
 Proposed Zoning: Neighborhood Commercial (NC)  
 Existing Land Use: Single Family Residential  
 Proposed Land Use: Civic / Institutional  
 Character Area: MECO-6  
 Development Standard: Conventional  
 Other Overlays: FFO  
 Site Acreage: 5.35 Acres

- |  |                                       |
|--|---------------------------------------|
| Discovery Center Rezoning              | 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   |



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 herein. All data and materials (c) copyright 2018. All rights reserved.



MAP 89, PARCEL 26.11  
 NICKOLAS R. SHELTON  
 BOOK 4004, PAGE 186  
 AS DESCRIBED IN:  
 PLAT BOOK 18, PAGE 124  
 CALLED 2.13 ACRES  
 "LOT 3"  
 R.O.W.C.TN.  
 3453 CAROTHERS PARKWAY

MAP 089, PARCEL 47.00  
 BLONDER, IRA A. & VALERIE A.  
 BOOK 7310, PAGE 285  
 R.O.W.C.TN.  
 4309 SOUTH CAROTHERS ROAD

**TOTAL AREA:**  
 5.35 ACRES.

MAP 089, PARCEL 47.02  
 WITHAWD, LLC  
 BOOK 7389, PAGE 423  
 "TRACT 1"  
 R.O.W.C.TN.  
 0 CAROTHERS PARKWAY

MAP 089, PARCEL 48.06  
 CRESCENT LOCKWOOD, LLC  
 BOOK 5791, PAGE 574  
 BOOK 5791, PAGE 585  
 R.O.W.C.TN.

MAP 089, PARCEL 48.08  
 CITY OF FRANKLIN, TENNESSEE  
 BOOK 7268, PAGE 403  
 CALLED 75.52 ACRES  
 R.O.W.C.TN.  
 0 CAROTHERS PARKWAY

**PROPERTY DESCRIPTION**  
 DISCOVERY CENTER

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.00 and Part of Parcel 48.06. Said property being bounded on the North by Nickolas R. Shelton, on the East by Carothers Parkway, on the South by City of Franklin, and on the West by Withawd, LLC and being more particularly described as follows.

Commencing at an existing Concrete Monument found on the Easterly right-of-way of Interstate 65, and at the Southwest corner of the property conveyed to Nickolas R. Shelton as of record in Deed Book 4004, Page 188, R.O.W.C.TN., Thence South 81°25'13" East, a distance of 101.09 feet to an iron rod set at the Northwest corner of the described property, and on the Southerly line of said Shelton tract to the True Point of Beginning.

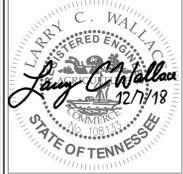
Thence, continuing with the Southerly boundary of said Shelton property the following calls South 81°25'10" East, a distance of 395.54 feet to an iron rod set on the Northerly line of the described property, on the Southerly line of said Shelton tract, Thence South 81°26'41" East, a distance of 13.87 feet to an existing concrete monument at the Northeast corner of the described property, on the westerly Right-of-Way of Carothers Parkway; Thence along said Right-of-Way South 07°15'10" West, a distance of 480.46 feet to an iron rod set on the Easterly line of the Carothers Parkway; Thence continuing along the East line of Carothers Parkway with a curve to the left, having a radius of 2,611.48 feet, an arc length of 57.63 feet, and a chord bearing and distance of South 06°38'54" West, a distance of 57.63 feet to an iron rod set at the Northeast corner of City of Franklin property as of record in Book 7268, Page 403; Thence leaving said right-of-way of Carothers Parkway and along the North line of said City of Franklin property North 81°30'44" West, a distance of 456.72 feet to an iron rod set on the North line of said City of Franklin property, said iron rod being the Southeast corner of the aforementioned Crescent Lockwood, LLC property; Thence along said Crescent Lockwood, LLC East line North 12°13'01" East, a distance of 539.74 feet to the Point of Beginning containing 232,956.78 square feet or 5.35 acres.

Curve Table				
Curve #	Length	Radius	CHORD BRG.	CHORD DIST
C1	57.63	2611.48	S6°38'54"W	57.63

Line Table		
Line #	Direction	Length
L1	S81°26'41"E	13.87

Filename: W:\18-11-1108.2 Lockwood Glen Development Plan Revision 4\3\_CAD\Production\Development Plan\Discovery Center Rezoning Request C 0.4 (From A.L.A.) .dwg  
 Plotted: Friday, December 07, 2018 - 2:55 pm  
 By: cloy

Rev.	Date	Revision Description



Issue Date: Dec. 7, 2018  
 ELI Project No: 18-11-1108.2  
 Drafted By: RDP  
 Checked By: LCW  
 Sheet Title:

**REVISED  
 BOUNDARY  
 DESCRIPTION**