

ORDINANCE 2019-20

AN ORDINANCE TO REZONE 20.90 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 11.34) DISTRICT FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND SOUTH OF MURFREESBORO ROAD, 250 ROSA HELM WAY, 2050 AND 2051 WOOD DUCK COURT (WOOD DUCK COURT 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-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 2019-56, 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 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 General Commercial (GC) District to Specific Development-Residential (SD-R 11.34) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
079---07705	4.26
079---06502	7.32
079---06505	9.32
Total	20.90

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:

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:

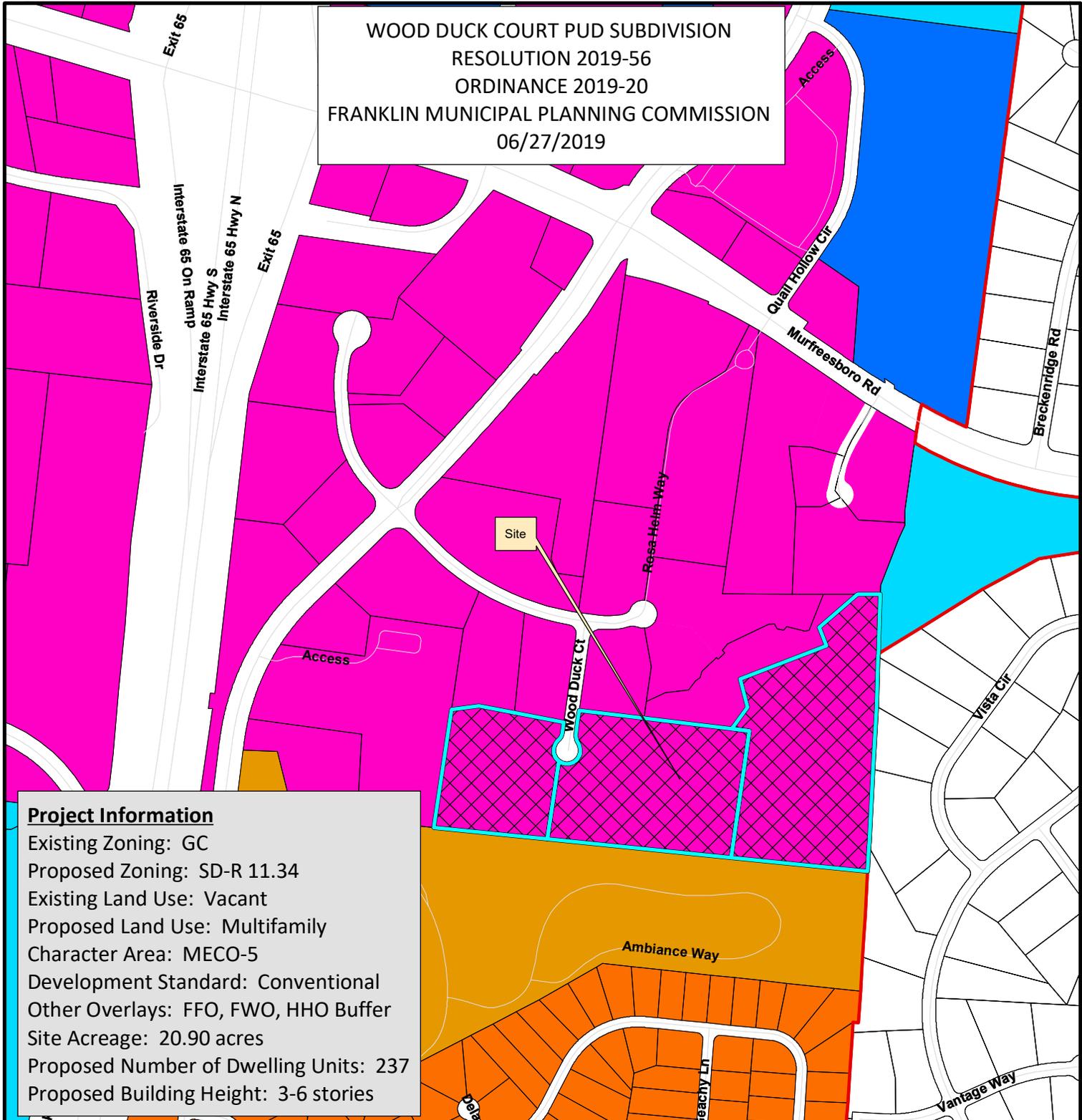
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

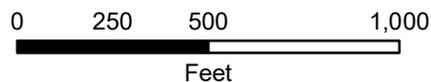
WOOD DUCK COURT PUD SUBDIVISION
 RESOLUTION 2019-56
 ORDINANCE 2019-20
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 06/27/2019



Project Information

Existing Zoning: GC
 Proposed Zoning: SD-R 11.34
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily
 Character Area: MECO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO, HHO Buffer
 Site Acreage: 20.90 acres
 Proposed Number of Dwelling Units: 237
 Proposed Building Height: 3-6 stories

- | | |
|--|---------------------------------------|
| Wood Duck Court PUD | 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 hereon. All data and materials (c) copyright 2018. All rights reserved.

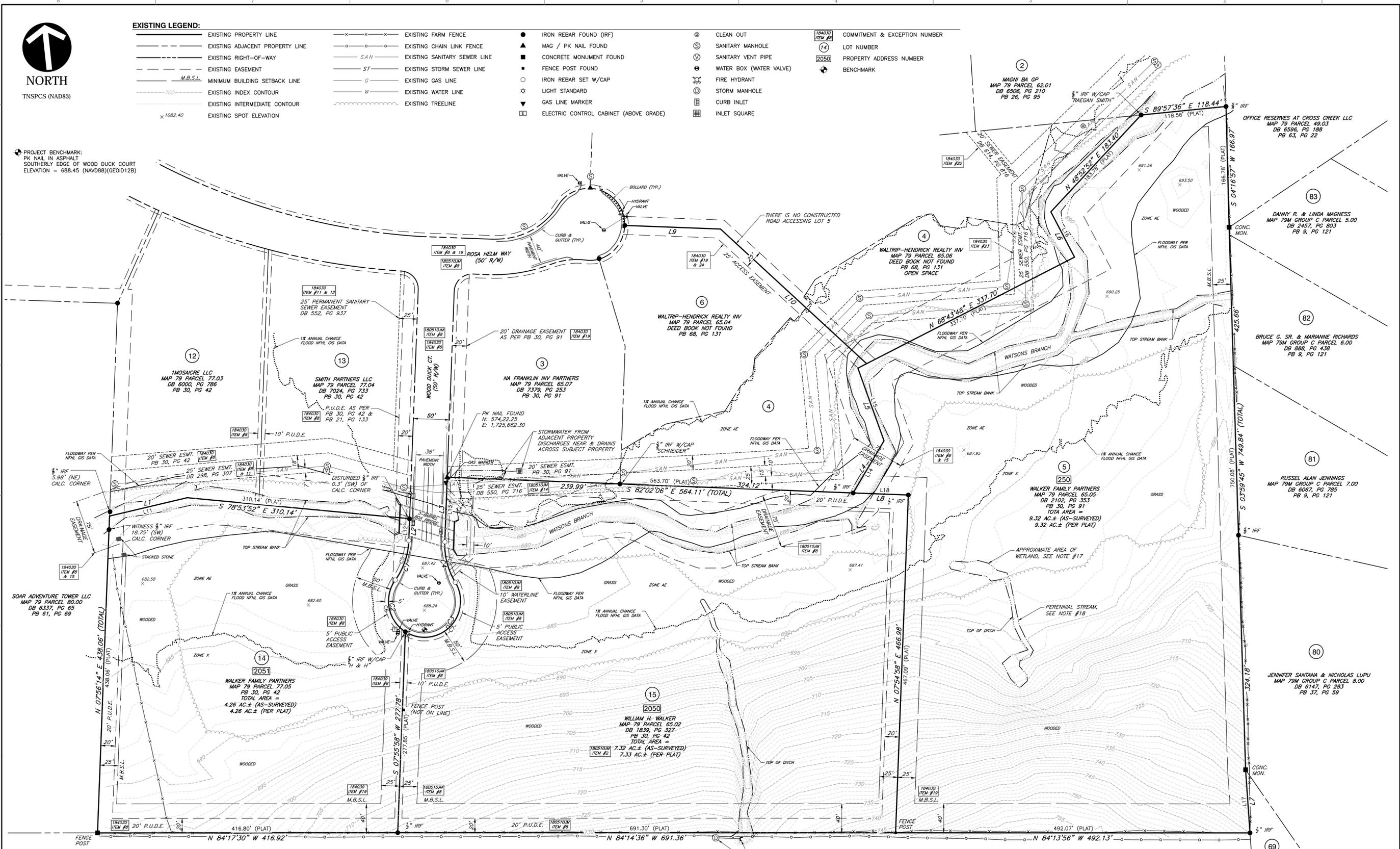


TNSPCS (NAD83)

EXISTING LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING FARM FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING TREELINE
- IRON REBAR FOUND (IRF)
- MAG / PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- FENCE POST FOUND
- IRON REBAR SET W/CAP
- LIGHT STANDARD
- GAS LINE MARKER
- ELECTRIC CONTROL CABINET (ABOVE GRADE)
- CLEAN OUT
- SANITARY MANHOLE
- SANITARY VENT PIPE
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- STORM MANHOLE
- CURB INLET
- INLET SQUARE
- COMMITMENT & EXCEPTION NUMBER
- LOT NUMBER
- PROPERTY ADDRESS NUMBER
- BENCHMARK

PROJECT BENCHMARK:
PK NAIL IN ASPHALT
SOUTHERLY EDGE OF WOOD DUCK COURT
ELEVATION = 688.45 (NAVD83)(GEOD12B)



AS-MEASURED LINE DATA

LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'
L2	S 07°54'51" W	30.15'
L3	N 07°54'51" E	89.38'
L4	N 36°28'24" E	83.92'
L5	N 14°08'29" W	106.71'

LINE #	DIRECTION	LENGTH
L6	N 21°59'05" W	70.63'
L7	S 01°44'38" W	87.43'
L8	N 82°10'44" W	76.68'
L9	S 82°06'05" E	133.09'
L10	S 41°44'20" E	275.21'

AS-MEASURED CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'18"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

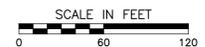
RECORD PLAT CURVE DATA

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C5	100.00'	33°33'37"	58.57'	57.74'	S 24°40'48" W
C6	50.00'	93°33'18"	81.64'	72.87'	S 05°19'12" E
C7	50.00'	153°33'34"	134.01'	97.35'	N 51°07'22" E
C8	100.00'	33°33'37"	58.57'	57.74'	N 08°52'38" W

RECORD PLAT LINE DATA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 82°24'10" E	110.94'
L12	S 07°54'05" W	30.12'
L13	N 07°54'05" E	89.42'
L14	N 36°28'24" E	83.92'
L15	N 14°08'29" W	106.71'
L16	N 21°59'05" W	70.63'
L17	S 01°44'38" W	87.50'
L18	N 82°03'46" W	77.24'

MICHAEL J. & TERESA L. MITCHELL
MAP 89D GROUP D PARCEL 12.00
DB 3228, PG 823
PB 9, PG 17



NO.	DATE	REVISION RECORD	DESCRIPTION

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2328
www.cecinc.com

COMMUNITY HOUSING PARTERSHIP
OF WILLIAMSON COUNTY

ALTA/NSPS SURVEY
WILLIAMSON COUNTY, TENNESSEE
TAX MAP 79 PARCELS 65.02, 65.05, & 77.05
DATE: NOVEMBER 16, 2018 DRAWN BY: SVH
DWG SCALE: 1"=60' CHECKED BY: JRC
PROJECT NO: 184-358
APPROVED BY: SVH