

**ORDINANCE 2015-52**

**AN ORDINANCE TO REZONE 21.31 ACRES INTO THE HEIGHT OVERLAY DISTRICT (HTO) FOR THE PROPERTIES LOCATED AT 1000 CORPORATE CENTRE DRIVE AND 501 CORPORATE DRIVE.**

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

**WHEREAS**, the HTO zoning overlay is compatible with surrounding land uses and appropriate for this location; and

**WHEREAS**, the zoning is reviewed and approved by BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I: The following described property shall be, and are hereby, zoned Height Overlay District (HTO):

**LEGAL DESCRIPTION OF: 10.04**

A tract of land in the 8th District, City of Franklin, Williamson County, Tennessee, tract being Lot 372 of Cool Springs East Subdivision as recorded in Plat Book 25, Page 80, Register's Office Williamson County, Tennessee,(ROWC). Said tract being bounded on the north by Lot 698 of the Final Plat of Cool Springs East Subdivision Section 2, Revision 2 as recorded in Plat Book 46, Page 79, ROWC and Lot 705 of Cool Springs East Subdivision, Section 35, Revision 5, as recorded in Plat Book 49, Page 54, ROWC, on the east by Lot 369 of said Cool Springs East Subdivision and by Corporate Centre Dive and on the south and west by Lot 370 of said Cool Springs East Subdivision. Tract being described as follows:

POINT OF BEGINNING being a P.K. Nail (old) being the northeastern corner of said lot 370 and the southeastern corner the herein described lot; thence South 68° 16' 07" West 222.48 feet to a point; thence North 21° 43' 53" West 25.00 feet to a point; thence South 68° 16' 07" West 301.88 feet to a point; thence South 78° 29' 03" West 76.20 feet to a point; thence with a curve to the left having a central angle of 08° 12' 14", a radius of 632.95 feet, a length of 90.63 feet, a tangent of 45.39 feet, and having a chord bearing and distance of North 17° 52' 53" West 90.55 feet to a point; thence North 30° 23' 00" West 276.96 feet to a point; thence North 33° 23' 52" West 42.22 feet to a point; thence North 31° 40' 25" West 127.69 feet to a point; thence North 21° 58' 53" East 302.65 feet to a point; thence South 79° 30' 06" East 34.72 feet to a point; thence South 59° 03' 42" East 390.00 feet to a point; thence South 86° 26' 51" East 520.00 feet to a point; thence South 22° 14' 48" West 275.94 feet to a point; thence with a curve to the left having a central angle of 135° 59' 43", a radius of 52.00 feet, a length of 123.43 feet, a tangent of 128.69 feet, and having a chord bearing and distance of South 44° 14' 34" West 96.43 feet to the point of beginning.

Tract contains 408,485 square feet or 9.38 acres.  
Bearings based on Tennessee State Plane Coordinate System.

A tract of land in the 8th District, City of Franklin, Williamson County, Tennessee, tract being Lot 370 of Cool Springs East Subdivision as recorded in Plat Book 25, Page 80, Register's Office Williamson County, Tennessee (ROWC) . Said tract being bounded on the north by Corporate Centre Drive (Right of Way Varies)(ROW),by Lot 372 of Cool Springs East Subdivision as recorded in Plat Book 25, Page 80, (ROWC) and lot 705 of the Final Plat of Cool Springs East Subdivision Section 35, Revision 5 as recorded in Plat Book 49, Page 54, ROWC, on the east by Carothers Parkway ROW( Varies) and said lot 370, on the south by Cool Springs Boulevard ROW( Varies) and on the west by Interstate 65 ROW( Varies). Tract being described as follows:

POINT OF BEGINNING being a P.K. Nail (old) being the southeastern corner of said lot 372 and the northern corner the herein described lot; thence along the southern ROW of said Corporate Centre Drive with a curve, said curve turning to the left through  $74^{\circ} 44' 05''$ , a radius of 52.00 feet, a length of 67.83 feet, a tangent of 39.71 feet, and having a chord bearing and distance of South  $61^{\circ} 06' 51''$  East 63.12 feet to a point; thence with a curve to the right having a central angle of  $30^{\circ} 47' 54''$ , a radius of 104.00 feet, a length of 55.90 feet, a tangent of 28.64 feet, and having a chord bearing and distance of South  $83^{\circ} 04' 49''$  East 55.23 feet to a point; thence South  $67^{\circ} 40' 55''$  East 65.64 feet to a point; thence on a curve to the right having a central angle of  $05^{\circ} 41' 40''$ , a radius of 970.00 feet, a length of 96.41 feet, a tangent of 48.24 feet, and having a chord bearing and distance of South  $64^{\circ} 50' 05''$  East 96.37 feet to a point; thence South  $61^{\circ} 59' 16''$  East 39.86 feet to a point; thence on a curve to the right having a central angle of  $93^{\circ} 43' 21''$ , a radius of 50.00 feet, a length of 81.79 feet, a tangent of 53.36 feet, and having a chord bearing and distance of South  $15^{\circ} 07' 38''$  East 72.97 feet to a point; thence South  $31^{\circ} 56' 09''$  West 93.22 feet to a point; thence South  $34^{\circ} 55' 54''$  West 62.30 feet to a point; thence with a curve to the left having a central angle of  $10^{\circ} 18' 45''$ , a radius of 1747.00 feet, a length of 314.43 feet, a tangent of 157.64 feet, and having a chord bearing and distance of South  $21^{\circ} 26' 58''$  West 314.01 feet to a point; thence South  $19^{\circ} 26' 27''$  West 109.54 feet to a point; thence on a curve to the right having a central angle of  $61^{\circ} 41' 26''$ , a radius of 136.00 feet, a length of 146.43 feet, a tangent of 81.22 feet, and having a chord bearing and distance of South  $60^{\circ} 22' 04''$  West 139.46 feet to a point; thence North  $73^{\circ} 22' 49''$  West 31.92 feet to a point; thence North  $65^{\circ} 59' 12''$  West 196.50 feet to a point; thence North  $67^{\circ} 24' 36''$  West 261.42 feet to a point; thence North  $27^{\circ} 48' 50''$  West 101.69 feet to a point; thence North  $05^{\circ} 46' 39''$  West 187.89 feet to a point; thence with a curve to the left having a central angle of  $20^{\circ} 24' 34''$ , a radius of 622.95 feet, a length of 221.90 feet, a tangent of 112.14 feet, and having a chord bearing and distance of North  $11^{\circ} 42' 40''$  West 220.73 feet to a point; thence North  $30^{\circ} 23' 00''$  West 275.96 feet to a point; thence North  $33^{\circ} 23' 52''$  West 42.10 feet to a point; thence North  $31^{\circ} 40' 25''$  West 194.23 feet to a point; thence on a curve to the right having a central angle of  $20^{\circ} 58' 57''$ , a radius of 1029.35 feet, a length of 376.96 feet, a tangent of 190.62 feet, and having a chord bearing and distance of North  $17^{\circ} 39' 16''$  West 374.86 feet to a point; thence South  $37^{\circ} 10' 09''$  East 113.39 feet to a point; thence South  $79^{\circ} 29' 24''$  East 205.28 feet to a point; thence South  $21^{\circ} 58' 53''$  West 302.65 feet to a point; thence South  $31^{\circ} 40' 25''$  East 127.69 feet to a point; thence South  $33^{\circ} 23' 52''$  East 42.22 feet to a point; thence South  $30^{\circ} 23' 00''$  East 276.96 feet to a point; thence on a curve to the right having a central angle of  $08^{\circ} 12' 14''$ , a radius of 632.95 feet, a length of 90.63 feet, a tangent of 45.39 feet, and having a chord bearing and distance of South  $17^{\circ} 52' 53''$  East 90.55 feet to a point; thence North  $78^{\circ} 29' 03''$  East 76.20 feet to a point; thence North  $68^{\circ} 16' 07''$  East 301.88 feet to a point; thence South  $21^{\circ} 43' 53''$  East 25.00 feet to a point; thence North  $68^{\circ} 16' 07''$  East 222.48 feet to the point of beginning.

Tract contains 518,853 square feet or 11.91 acres.

Bearings based on Tennessee State Plane Coordinate System.

Zoning Reference Number:

Map--Parcel	Acres
062---01004	9.38
062---01009	11.93
<b>TOTAL</b>	<b>± 21.31</b>

SECTION II: 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

PLANNING COMMISSION RECOMMENDED APPROVAL: 09/24/15

PASSED FIRST READING: 10-13-2015

PUBLIC HEARING HELD: 11-10-2015

PASSED SECOND READING: 11-10-2015

PASSED THIRD READING: