

ORDINANCE 2019-10

AN ORDINANCE TO REZONE 22.04 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO SPECIFIC DEVELOPMENT-VARIETY (SD-X 21.8/1,375,000/700) DISTRICT AND REZONE 5.15 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTIES LOCATED SOUTH OF MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY (AUREUM 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 and Civic Institutional districts provide 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 2019-31, 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-Variety (SD-X) and Civic Institutional (CI) Districts:

PREMISES CONSIDERED

Map-Parcel	Acres
06---01802	22.04
062---01903	5.15
Total	27.19

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:

_____4/25/2019_____

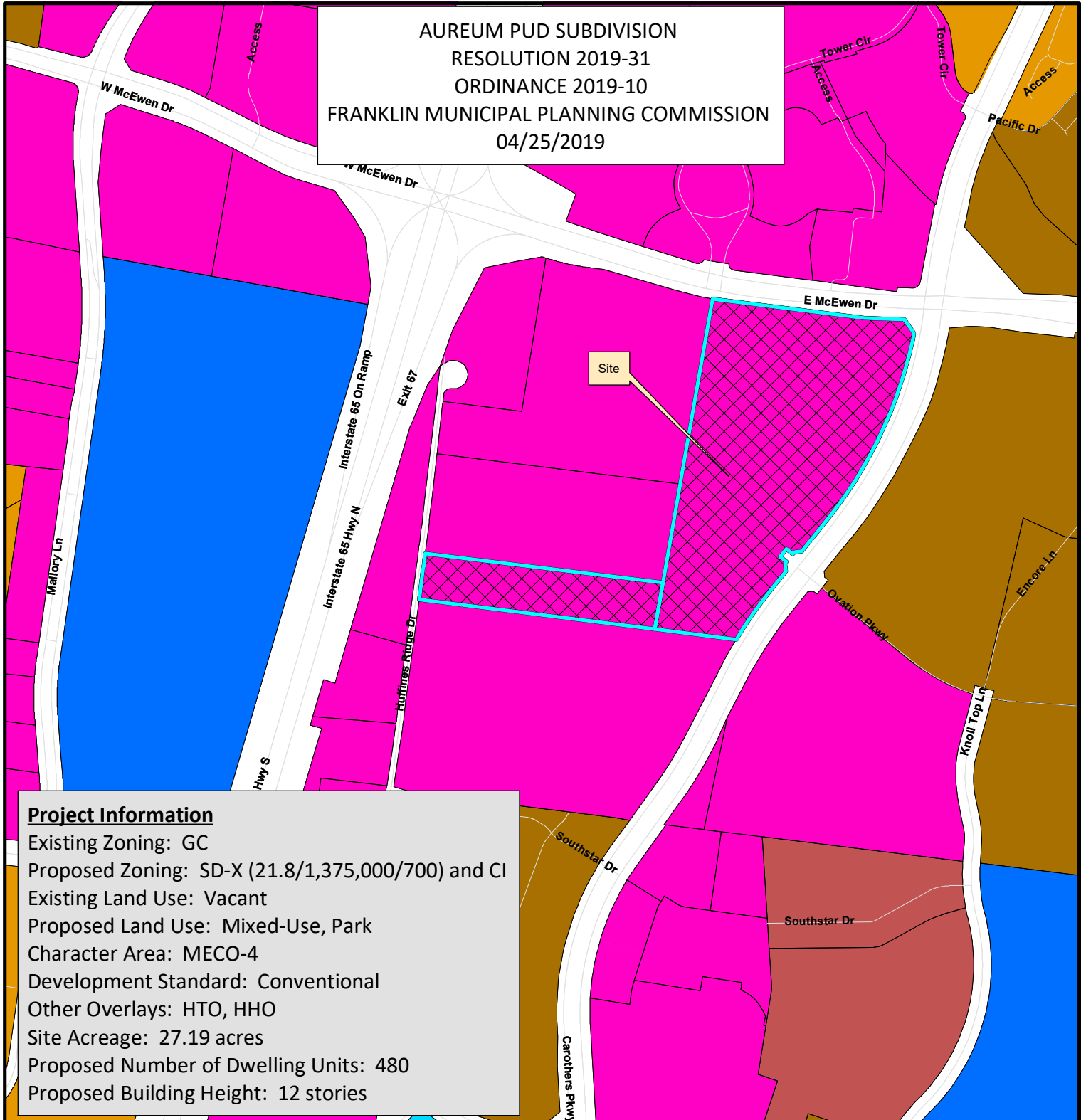
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

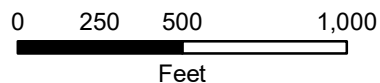
AUREUM PUD SUBDIVISION
RESOLUTION 2019-31
ORDINANCE 2019-10
FRANKLIN MUNICIPAL PLANNING COMMISSION
04/25/2019



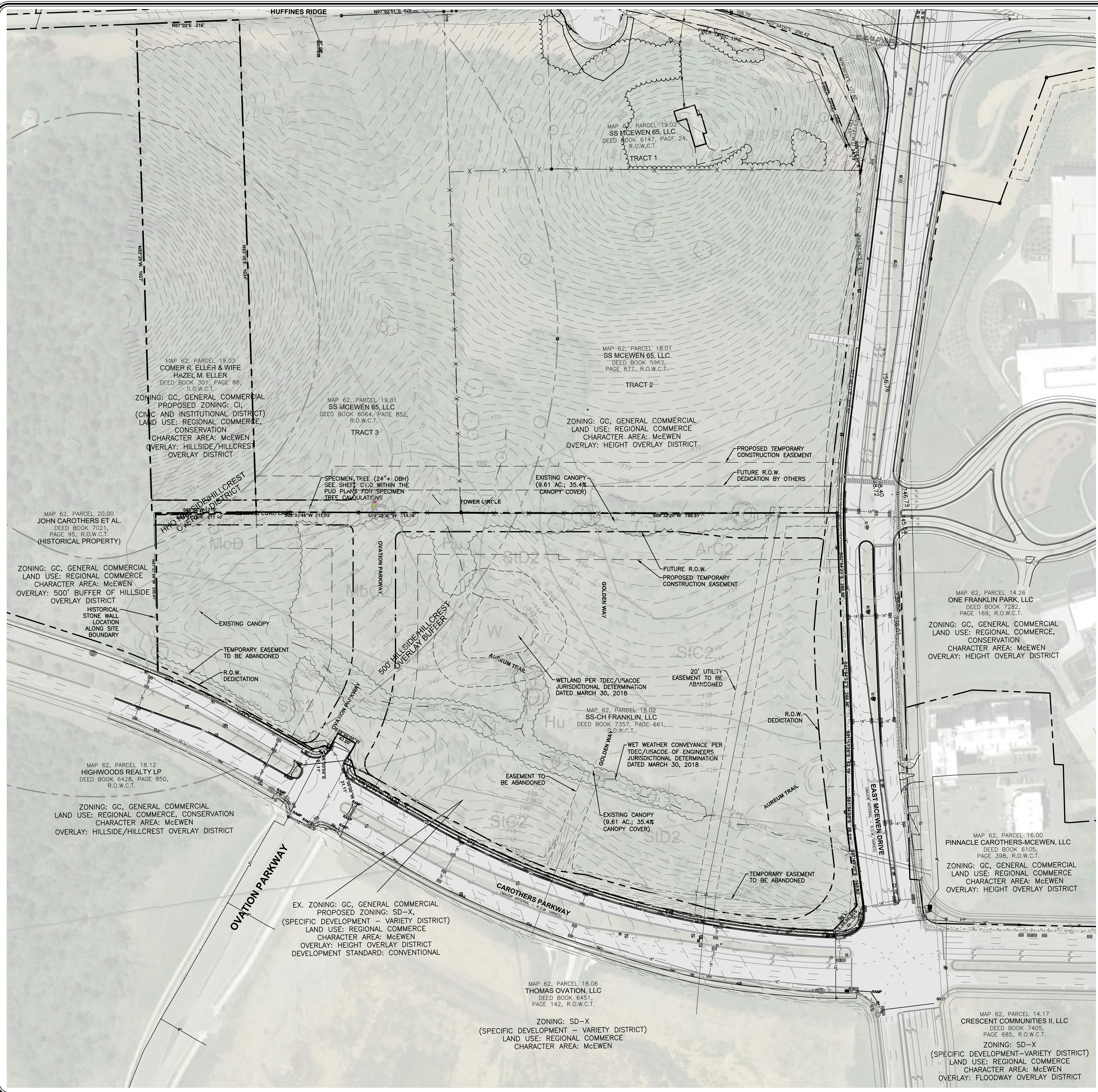
Project Information

Existing Zoning: GC
 Proposed Zoning: SD-X (21.8/1,375,000/700) and CI
 Existing Land Use: Vacant
 Proposed Land Use: Mixed-Use, Park
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HTO, HHO
 Site Acreage: 27.19 acres
 Proposed Number of Dwelling Units: 480
 Proposed Building Height: 12 stories

- | | |
|--|---------------------------------------|
| Aureum 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.
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SITE DATA CHART:

PROJECT INFORMATION:	
SUBDIVISION:	N/A
LOT #:	N/A
STREET ADDRESS:	CAROTHERS PARKWAY
MAP:	062
PARCEL:	18.02, 19.03
CIVIL DISTRICT:	87H
ACREAGE (SQ. FT.) OF SITE:	27.19 AC. (1,184,425± S.F.)
EXISTING TREE CANOPY:	
EX. TREE CANOPY S.F.:	418,744 S.F.
EX. TREE CANOPY AC:	9.61 AC
EX. TREE CANOPY %:	35.4%

ZONING INFORMATION:

EXISTING ZONING:	GC (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT
INTENDED USES:	CI, CIVIC AND INSTITUTIONAL DISTRICT ATTACHED RESIDENTIAL, OFFICE, RETAIL, RESTAURANT, HOTEL, PARKLAND, AND ALL SUPPORTED USES ALLOWED IN SD-X & CI HTO, HHO, 500' HHO BUFFER MECO-4
EXISTING APPLICABLE OVERLAYS:	EITHER APPLY
CHARACTER AREA OVERLAY:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	REGIONAL COMMERCE
EXISTING LAND USE:	

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

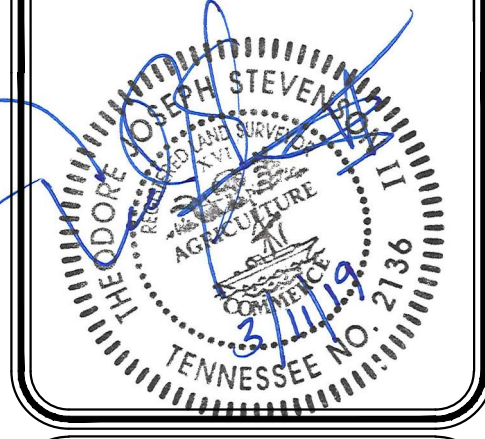
TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS. DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT, COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

- STATEMENT OF IMPACTS:**
- WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. TWO (2) HYDRANT FLOW TESTS WERE PERFORMED ON AUGUST 3, 2018 BY HETHCOAT & DAVIS, INC. TEST 1 PROVIDED A STATIC PRESSURE OF 110 PSI AND A RESIDUAL PRESSURE OF 82 PSI. TEST 2 PROVIDED A STATIC PRESSURE OF 134 PSI AND A RESIDUAL PRESSURE OF 124 PSI.
 - SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE NOT PUBLIC SEWER LINES LOCATED ON THE PARCEL. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE EXTENDED FROM THE NORTH UNDER MCEWEN DRIVE. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 503,700 GPD.
 - REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
 - STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.
 - DRAINAGE FACILITIES: CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. NO STORMWATER DETENTION OR QUALITY ARE LOCATED ON SITE. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.
 - POLICE, FIRE, & REC FACILITIES: THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK.
 - PROJECTED STUDENT POPULATION: A letter noting the following information was sent to Williamson County Schools (WCS) and included with the submittal. Based on data provided by WCS, it's estimated the development will result in an increased student population as follows:
 - 144 Clovercroft Elementary Students (480 x .3 Student/Unit Factor)
 - 60 Woodland Middle School Students (480 x .125 Student/Unit Factor)
 - 48 Centennial High School Students (480 x .1 Student/Unit Factor)
 - REFUSE STORAGE: TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.
 - RESTRICTIVE COVENANTS/EASEMENTS: ALL EASEMENTS CAN BE FOUND ON THE RECORDED PLAT. FUTURE EASEMENTS NECESSARY FOR UTILITIES OR ACCESS WILL BE RECORDED AS REQUIRED BY UTILITY PROVIDER OR THE CITY OF FRANKLIN. DIMENSIONS OF PROPOSED UTILITY EASEMENTS MAY VARY BASED ON DEPTH OF THE UTILITY AT FINAL SITE PLANS. IN ADDITION TO THE REGULATIONS SET FORTH BY THE CITY OF FRANKLIN ZONING ORDINANCE AND THE PUD PLAN, THE DEVELOPMENT TEAM WILL ESTABLISH ADDITIONAL GUIDELINES FOR MAINTENANCE, ARCHITECTURE, PARKING, LANDSCAPE, AND OTHER DEVELOPMENT SPECIFICATIONS. THESE GUIDELINES SHALL MEET THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE AND THE APPROVED PUD.
 - TRIP GENERATION: SEE TRAFFIC STUDY PREPARED BY RAGAN-SMITH ON 12/31/2018.

RAGAN SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
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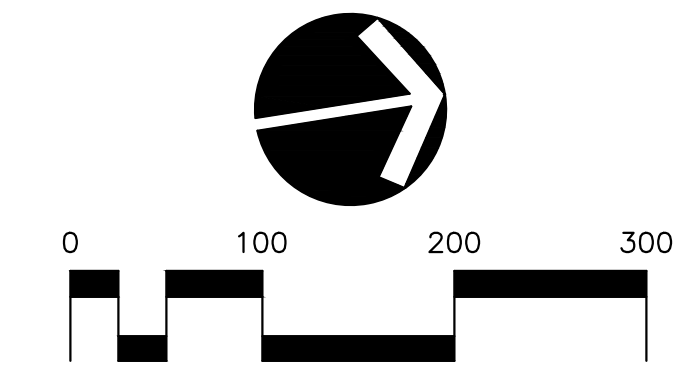


CITY OF FRANKLIN # 6909
AUREUM
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	DESCRIPTION
1221	WLH	ZDS	1"=100'	FEBRUARY 11, 2019	

JOB NO.	REVISION	DATE	DESCRIPTION
18-106			

REZONING PLAN
C0.1



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

DATE: 02/11/2019 10:48:30 AM
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON
PLOT DATE: 02/11/2019 10:48:30 AM
LAST UPDATED BY: J. WILSON 02/11/2019 10:48:30 AM