

ORDINANCE 2019-48

AN ORDINANCE TO ZONE 74.95 ACRES PLANNED DISTRICT 2.74 (PD 2.74) DISTRICT AND SCENIC CORRIDOR OVERLAY (SCO) DISTRICT, FOR THE PROPERTY LOCATED EAST OF LEWISBURG AND NORTH AND SOUTH OF STREAM VALLEY BOULEVARD, AT AND NEAR 1445 LEWISBURG PIKE (MEADOWS AND VILLAGES AT SOUTHBROOKE PUD)

WHEREAS, Marvin Pratt, (“Owner”) of properties located at East of Lewisburg Pike and North and South of the Intersection at Stream Valley Boulevard (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2019-117 and Resolution 2019-121; and

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

WHEREAS, the PD 2.74 District and the Scenic Corridor Overlay district provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2019-119, 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 (“FMPC”).

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, zoned the following: **PD 2.74 and SCO:**

PREMISES CONSIDERED

Map-Parcel	Acres
117-19.01	74.95
117-19.02	
Total	74.95

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:

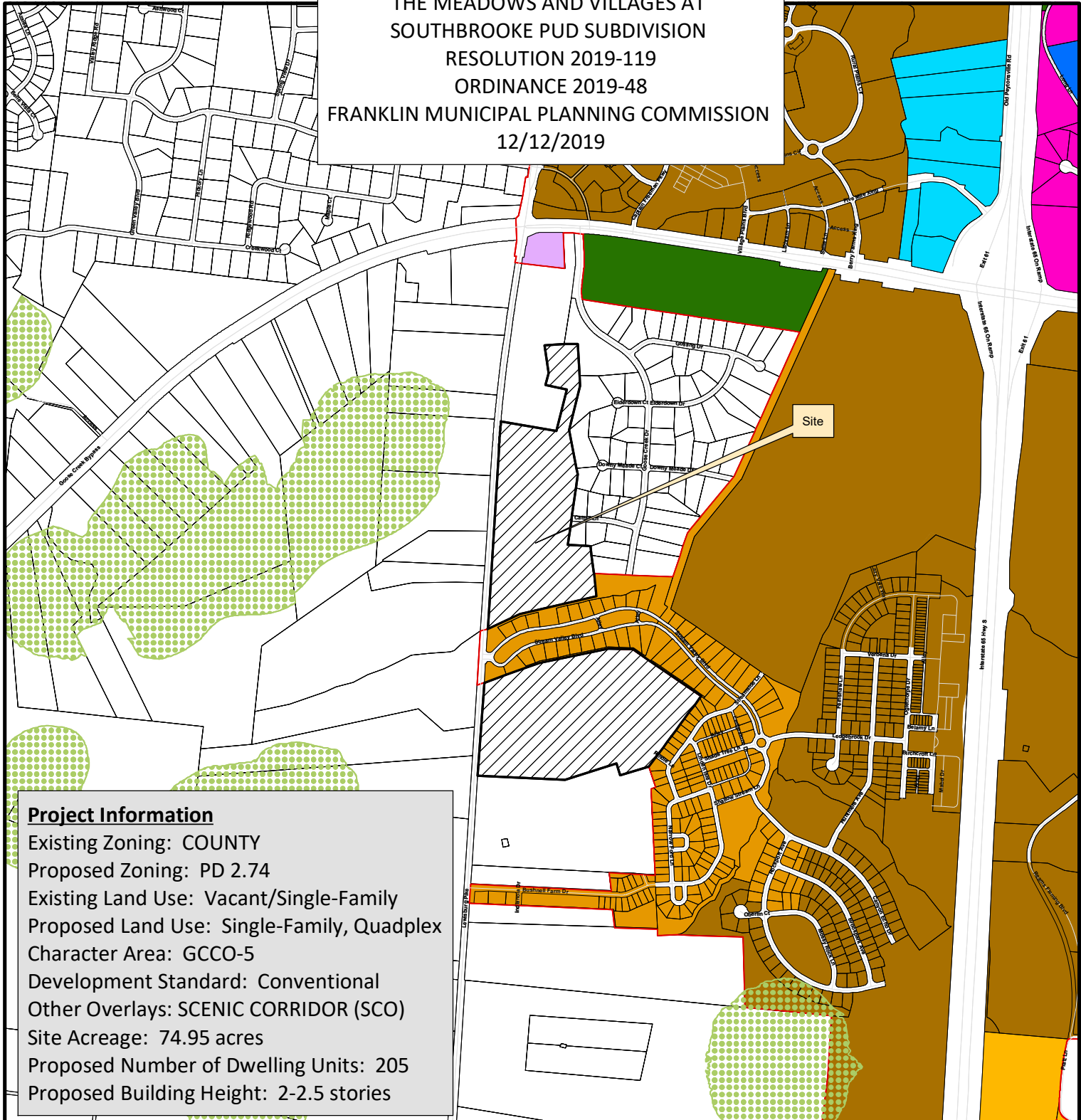
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

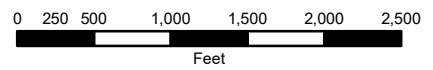
THE MEADOWS AND VILLAGES AT
SOUTHBROOKE PUD SUBDIVISION
RESOLUTION 2019-119
ORDINANCE 2019-48
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019



Project Information

Existing Zoning: COUNTY
 Proposed Zoning: PD 2.74
 Existing Land Use: Vacant/Single-Family
 Proposed Land Use: Single-Family, Quadplex
 Character Area: GCCO-5
 Development Standard: Conventional
 Other Overlays: SCENIC CORRIDOR (SCO)
 Site Acreage: 74.95 acres
 Proposed Number of Dwelling Units: 205
 Proposed Building Height: 2-2.5 stories

- | | |
|--|---------------------------------------|
| Southbrooke PUD | SD-R Specific Development-Residential |
| HHO | SD-X Specific Development-Variety |
| 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 | |

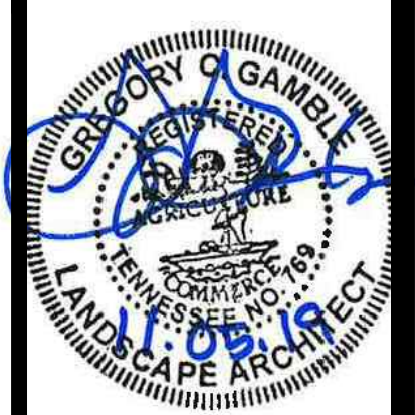


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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTH BROOKE PUD SUBDIVISION REZONING REQUEST Franklin, Williamson County, Tennessee



Revision Date

OVERALL EXISTING CONDITIONS SHEET C1.0 COF 7109

SITE DATA CHART

PROJECT NAME: SOUTH BROOKE PUD SUBDIVISION 7109
PROJECT #: LEWISBURG PIKE FRANKLIN WILLIAMSSON TENNESSEE 10TH
CIVIL DISTRICT: MGA-1 (WILLIAMSON COUNTY) SD-R (2.74) GCCO-5 HHO BUFFER EITHER (CONVENTIONAL APPLIED) 74.95 AC
EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY) SD-R (2.74) GCCO-5 HHO BUFFER EITHER (CONVENTIONAL APPLIED) 74.95 AC
EXISTING TREE CANOPY: 400,398 SF (13%)
APPLICANT: GDC 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
CONTACT: MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064

PARCEL OWNERS

117--0191 & 117--0192
MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION
MARVIN H. PRATT FAMILY LIMITED PARTNERSHIP
PARCEL 1901, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P50, PAGE 79, R.O.W.C., AND STREAM VALLEY SECTION 3 OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK 551, PAGE 338, AND ON THE WEST BY LEWISBURG PIKE (U.S. HWY 431, R.O.W. VARIES), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON ROD BEING THE SOUTHWEST CORNER OF STREAM VALLEY SECTION 1 AND THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT; THENCE LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY SECTION 1 BEING THE NORTH LINES OF SAID HEREBY DESCRIBED PARCEL FOR THE FOLLOWING CALLS:
NORTH 70°29'37" WEST, FOR 542.80' TO AN IRON PIN;
NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST;
SOUTH 88°11'23" EAST, FOR 227.14' TO AN IRON POST AT THE CORNER OF STREAM VALLEY SECTION 2;
THENCE WITH STREAM VALLEY SECTION 2, SOUTH 55°16'23" EAST, FOR 755.04' TO A CAPPED IRON PIN (FOUND);
THENCE WITH STREAM VALLEY SECTION 3, SOUTH 36°38'37" WEST, FOR 798.73' TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES; THENCE WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS:
SOUTH 72°35'41" WEST, FOR 274.79' TO A FENCE CORNER (FOUND);
NORTH 17°48'26" WEST, FOR 107.92' TO AN IRON POST;
SOUTH 72°08'17" WEST, FOR 177.92' TO AN IRON PIN;
NORTH 20°37'49" WEST, FOR 336.68' TO AN IRON POST;
SOUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POST;
NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80' TO THE POINT OF BEGINNING AND CONTAINING 41.92 ACRES OR 1,825,907.6 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

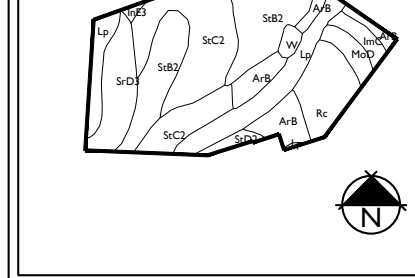
PROPERTY DESCRIPTION
MARVIN H. PRATT FAMILY LIMITED PARTNERSHIP
PARCEL 1902, WILLIAMSON COUNTY PROPERTY MAP 117
LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE HAWKMAN HWANG AND WIFE, KYUNGHEE HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK ESTATES SECTION 1 AND 2, BOOK P73, PAGE AND BOOK P75, PAGE 120 RESPECTIVELY, AND BY STREAM VALLEY SECTION 1 (BOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431 - R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW VARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAWKMAN HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT;
THENCE LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST, FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG;
THENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS:
NORTH 13°07'26" EAST, FOR 390.00' TO AN IRON PIN;
NORTH 84°16'34" WEST, FOR 221.50' TO AN IRON POST;
NORTH 10°34'37" EAST, FOR 143.00' TO AN IRON PIN;
NORTH 09°27'34" WEST, FOR 203.80' TO AN IRON PIN;
SOUTH 89°51'54" EAST, FOR 279.50' TO AN IRON PIN IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION 1, AS OF RECORD IN BOOK P24, PAGE 10, R.O.W.C.;
THENCE, WITH SAID WEST LINE OF GOOSE CREEK ESTATES SECTION 1 FOR THE FOLLOWING CALLS:
SOUTH 01°12'31" EAST, FOR 369.09' TO AN IRON PIN;
SOUTH 13°09'21" WEST, FOR 394.00' TO AN IRON PIN (FOUND) IN THE WEST LINE OF GOOSE CREEK ESTATES SECTION 1, AS OF RECORD IN BOOK P24, PAGE 10, R.O.W.C.;
SOUTH 10°34'37" EAST, FOR 403.59' TO A CAPPED IRON PIN (FOUND);
SOUTH 07°27'33" WEST, FOR 657.80' TO A FENCE CORNER (FOUND);
SOUTH 86°39'34" EAST, FOR 208.72' TO AN IRON PIN;
SOUTH 05°46'34" EAST, FOR 459.06' TO A FENCE CORNER (FOUND) AT A CORNER OF STREAM VALLEY SUBDIVISION SECTION 1 AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.;
THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION 1 FOR THE FOLLOWING:
SOUTH 76°34'26" WEST, FOR 715.55' TO AN IRON PIN;
SOUTH 46°17'26" WEST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE;
THENCE, NORTH 03°38'26" EAST, FOR 1912.06' TO THE POINT OF BEGINNING, AND CONTAINING 33.04 ACRES OR 1,439,039.36 SQUARE FEET, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES PERFORMED IN AUGUST OF 2018.

ADJACENT PROPERTY OWNERS

Table with columns: PARCEL NUMBER, PROPERTY ADDRESS, OWNER, OWNER STREET, OWNER CITY, OWNEDOWN Z. Lists adjacent property owners and their details.

SOIL MAP - N.T.S.

Soil map legend table with columns: Abbreviation (A#B, CaB, DoC2, InfC, InC, InM, M#D, R#, S#D3, S#B2, S#D2, T#, W) and Description (Armour silt loam, 2 to 5 percent slopes, eroded; etc.).



STORMWATER NARRATIVE

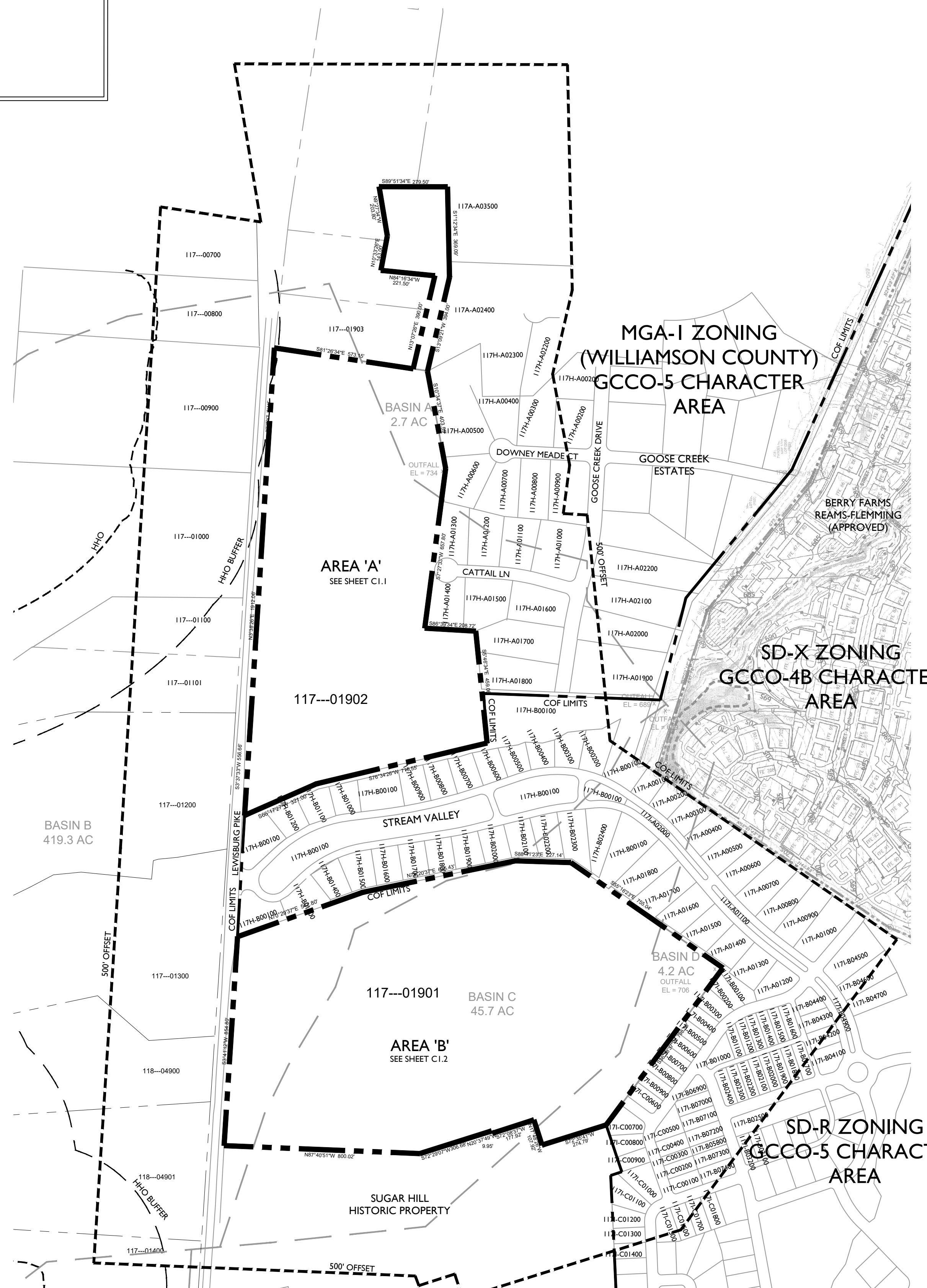
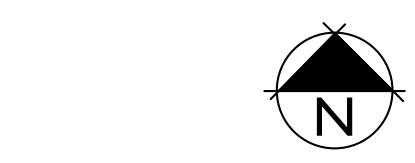
BASIN A: BASIN A SHEET FLOWS TO THE LOW POINT ALONG THE PROPERTY LINE AND CONTINUES TO SEET FLOW INTO GOOSE CREEK SUBDIVISION.
BASIN AREA: 2.7 ACRES
OUTFALL ELEVATION: 734
BASIN B: BASIN B FLOWS TO TWO WET WEATHER CONVEYANCES TO A SMALL POND. THE POND DISCHARGES INTO A BLUE LINE STREAM THAT RUNS TO THE EAST TO THE PROPERTY BOUNDARY.
BASIN AREA: 419.3 ACRES
OUTFALL ELEVATION: 689
BASIN C: BASIN C FLOWS TO A STREAM WHICH BECOMES A WET WEATHER CONVEYANCE PRIOR TO ENTERING A SMALL POND. THE WET WEATHER CONVEYANCE CONTINUES FROM THE POND TO THE CONFLUENCE WITH THE BLUE LINE STREAM IN BASIN B.
BASIN AREA: 45.7 ACRES
OUTFALL ELEVATION: 689
BASIN D: BASIN B SHEET FLOWS TO A LOW POINT AT THE EAST CORNER OF THE PROPERTY AND CONTINUES INTO THE STREAM VALLEY SUBDIVISION.
BASIN AREA: 4.2 ACRES
OUTFALL ELEVATION: 706

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY
TREE CANOPY DATA
TREE AREA EXISTING
TREE AREA A 238,837 SF
TREE AREA B 117,579 SF
TOTAL 356,416 SF
EXISTING TREE CANOPY: 11% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION 54% OF TOTAL CANOPY = 192,464 SF

NOTES:

- 1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN, G.L.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



MGA-1 ZONING (WILLIAMSON COUNTY) GCCO-5 CHARACTER AREA

SD-X ZONING GCCO-4B CHARACTER AREA

SD-R ZONING GCCO-5 CHARACTER AREA