

**ORDINANCE 2019-09**

**AN ORDINANCE TO ZONE +/-7 ACRES GENERAL OFFICE DISTRICT (GO), HILLSIDE/HILLTOP OVERLAY, GOOSE CREEK CHARACTER AREA OVERLAY 4D, AND CONVENTIONAL STANDARDS FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND EAST OF WILLIAMSON COUNTY AGRICULTURAL CENTER, (REFUGE CENTER PUD).**

**WHEREAS**, Michael Bennet, (Owner) of property located south of Long Lane and east of Williamson County Agricultural Center (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 2019-21 and Resolution 2019-30; and

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

**WHEREAS**, the General Office (GO) district, Hillside/Hilltop Preservation Overlay (HHO), Goose Creek Character Area 4d, and Conventional Standards provide zoning for land uses compatible with both the Franklin Land Use Plan (Envision Franklin) and the surrounding development; and

**WHEREAS**, the BOMA adopted Resolution 2019-29, 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: General Office (GO) district, Hillside/Hilltop Preservation Overlay (HHO), Goose Creek Character Area 4d, and Conventional Standards:

**PREMISES CONSIDERED**

Map-Parcel	Acres
106---179.04	6.99
Total	6.99

**SECTION II:** That the attached Location Map and Property 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:

\_\_\_\_\_

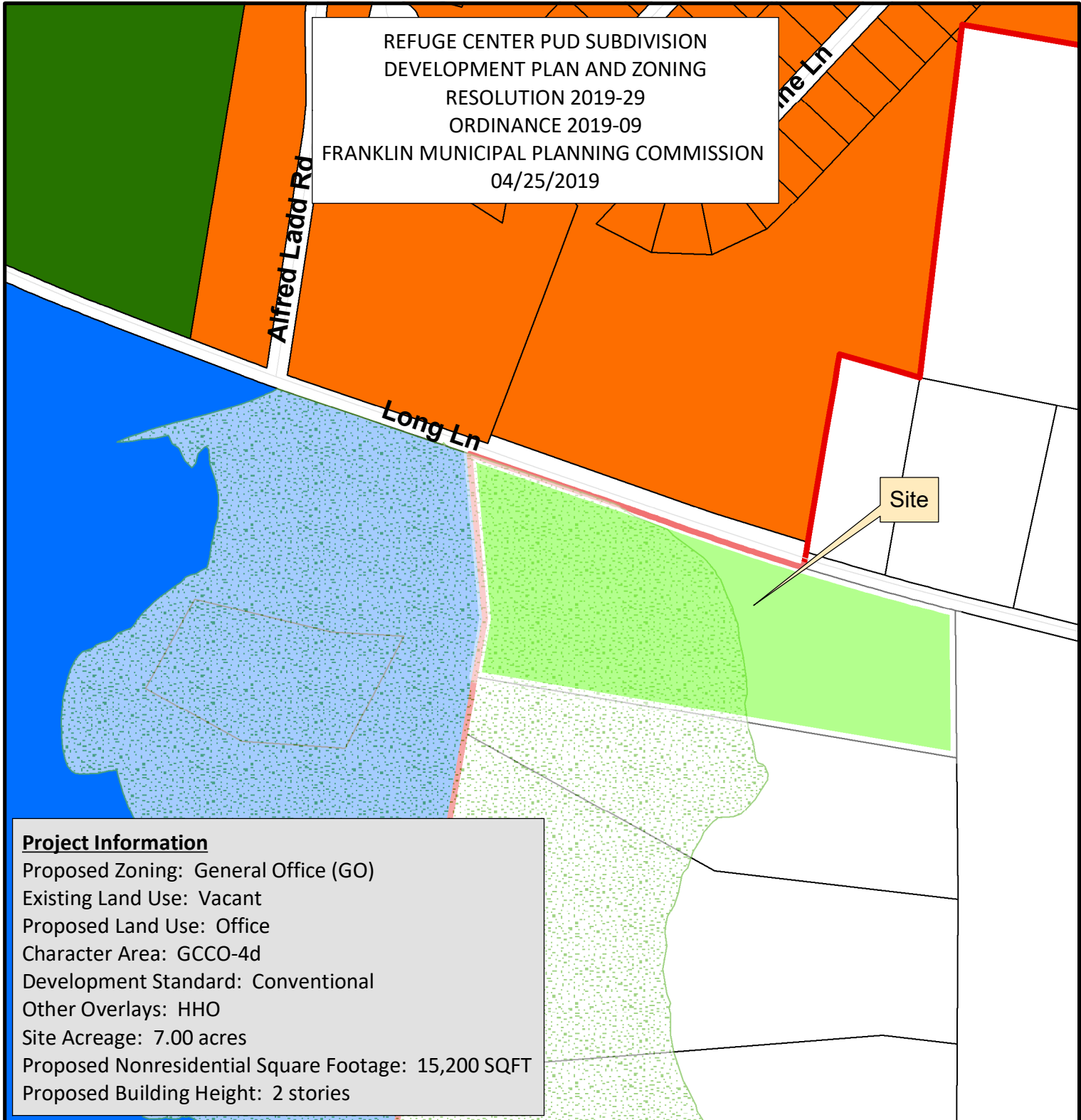
PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

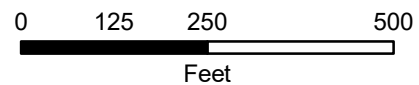
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REFUGE CENTER PUD SUBDIVISION  
 DEVELOPMENT PLAN AND ZONING  
 RESOLUTION 2019-29  
 ORDINANCE 2019-09  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 04/25/2019

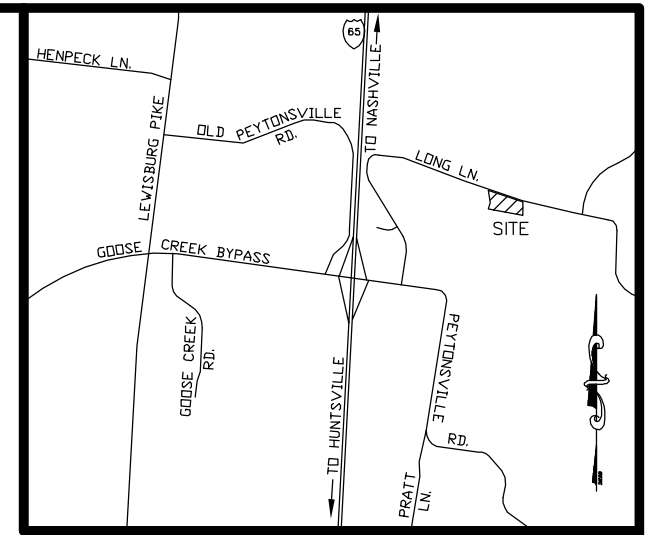
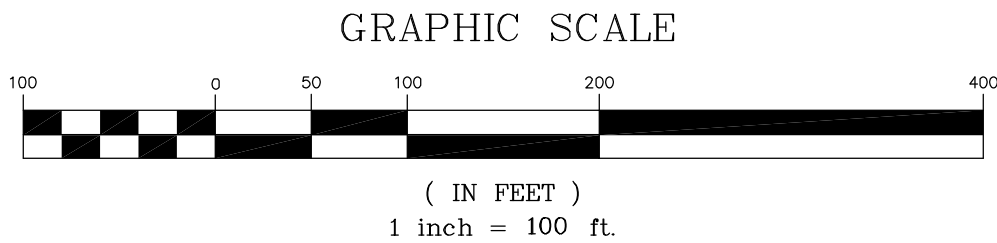
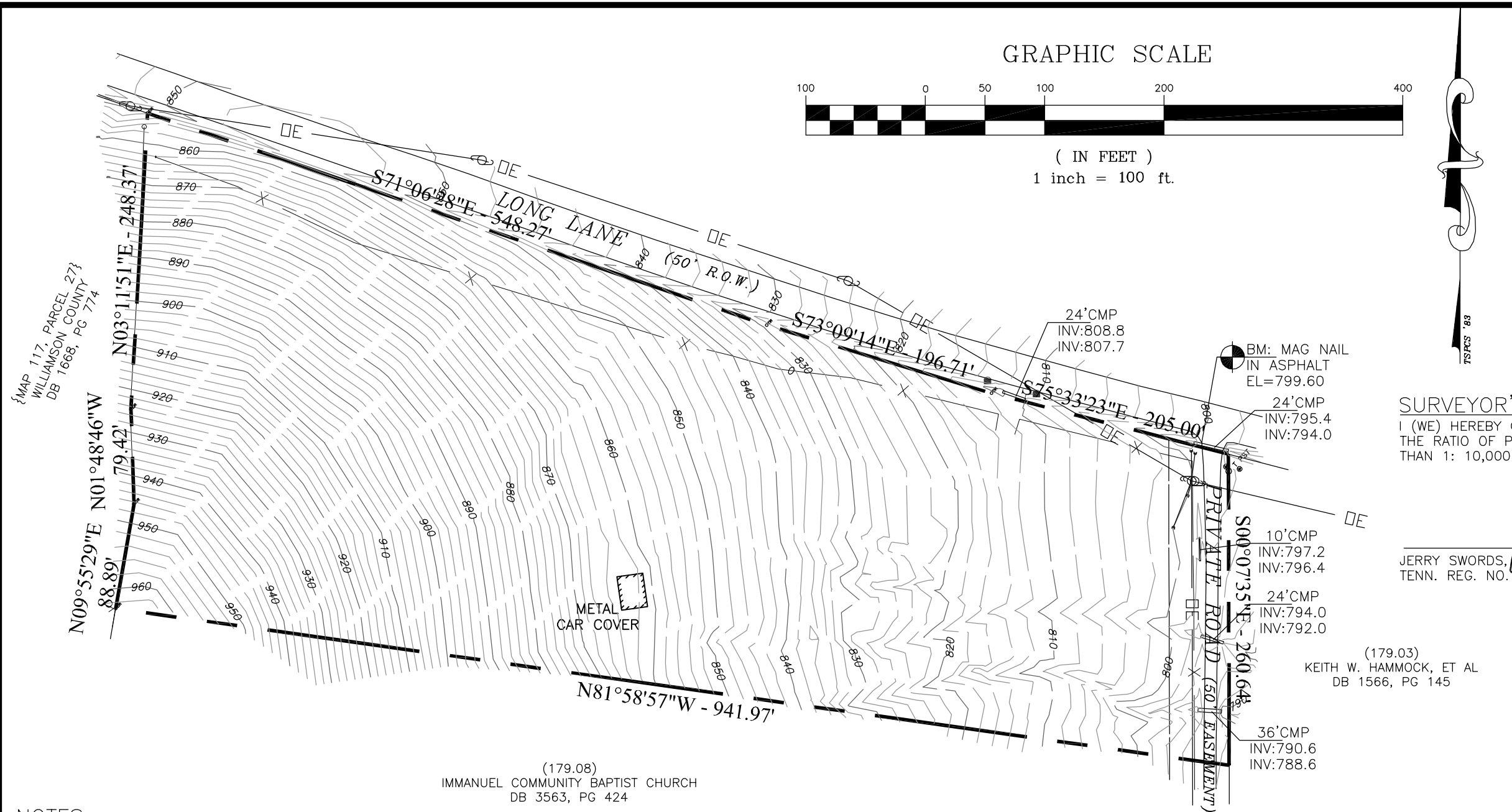


**Project Information**  
 Proposed Zoning: General Office (GO)  
 Existing Land Use: Vacant  
 Proposed Land Use: Office  
 Character Area: GCCO-4d  
 Development Standard: Conventional  
 Other Overlays: HHO  
 Site Acreage: 7.00 acres  
 Proposed Nonresidential Square Footage: 15,200 SQFT  
 Proposed Building Height: 2 stories

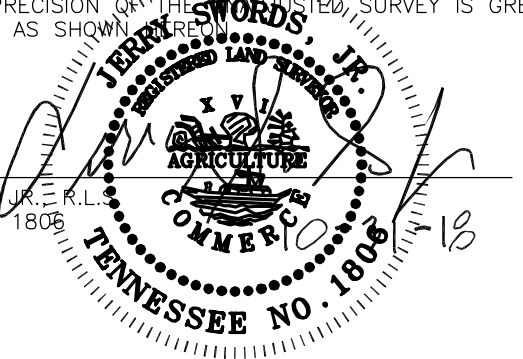
- |  |                                       |
|--|---------------------------------------|
| Parcel to be Annexed                   | SD-R Specific Development-Residential |
| Hillside Overlay District              | SD-X Specific Development-Variety     |
| AG Agricultural District               | 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 |                                       |



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 2019. All rights reserved.



**SURVEYOR'S CERTIFICATE:**  
 I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.



JERRY SWORDS, JR., R.L.  
 TENN. REG. NO. 1806

(179.03)  
 KEITH W. HAMMOCK, ET AL  
 DB 1566, PG 145

**DEED REFERENCE:**  
 BEING PROPERTY CONVEYED TO MICHAEL E. & DENISE E. BENNETT BY DEED BOOK 7088, PAGE 793, R.O.W.C.

**PROPERTY MAP REFERENCE:**  
 BEING PARCEL NO. 179.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

**NOTES:**

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
3. PROPERTY IS ZONED MGA-1.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

(179.08)  
 IMMANUEL COMMUNITY BAPTIST CHURCH  
 DB 3563, PG 424

**Legend**

○ EIP	Existing Iron Pipe
○ T PST	Metal Fence Post
○ UPG	Utility Pole/Guy
— OE —	Overhead Utility
— x —	Fence Line
— p —	Sign
⊗	Fire Hydrant
⊠	Water Valve
⊙	Sanitary Sewer Manhole
— SS —	8" Sanitary Sewer Line
— G —	Gas Line
— ST —	Storm Sewer Line
— WM —	Waterline
⊕	Water Meter

TOTAL AREA = 304,904 SQUARE FEET OR 7.00 ACRES±

**AS BUILT SURVEY**  
**LONG LANE**  
 Map 106, Parcel 179.04  
 TENTH CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

**S & A Surveying, Inc.**

306 Bluegrass Circle      PHONE (615) 394-7564  
 Lebanon, Tennessee 37090      sasurvey98@gmail.com

PROJ.: 18-036      DATE: 10/20/2018      SHEET 1 OF 1