

ORDINANCE 2019-28

AN ORDINANCE TO ZONE 58 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, HILLSIDE/HILLCREST OVERLAY (HHO) DISTRICT, GOOSE CREEK CHARACTER OVERLAY 4d (GCCO 4d) DISTRICT, "EITHER" DEVELOPMENT STANDARDS, FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND NORTH OF PEYTONSVILLE ROAD, 4331 LONG LANE.

WHEREAS, Chapter 2 Investments, LLC, ("Owner(s)") of property located at 4311 Long Lane ("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 2019-74 and Resolution 2019-75; and

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

WHEREAS, the Estate Residential (ER) district, Hillside/Hillcrest Overlay (HHO) District, Goose Creek Character Overlay 4d (GCCO 4d) District, and "Either" Development Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; 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: Estate Residential (ER) district, Hillside/Hillcrest Overlay (HHO) District, Goose Creek Character Overlay 4d (GCCO 4d) District, and "Either" Development Standards:

PREMISES CONSIDERED

Map-Parcel	Acres
117--03201	58.00
Total	58.00

SECTION II: That the attached Location Map 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:

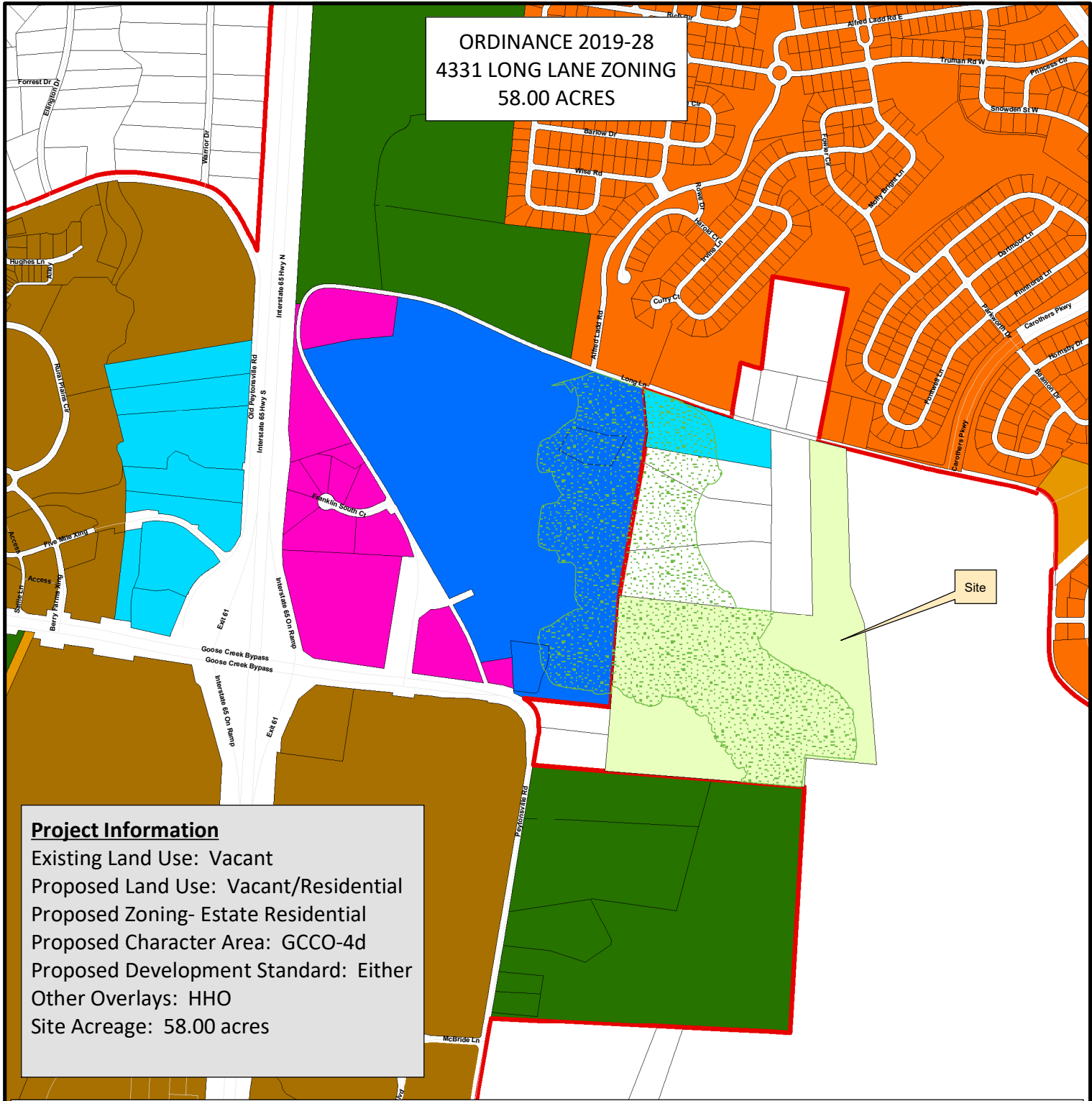
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

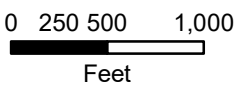
PASSED THIRD READING:

ORDINANCE 2019-28
4331 LONG LANE ZONING
58.00 ACRES



Project Information
 Existing Land Use: Vacant
 Proposed Land Use: Vacant/Residential
 Proposed Zoning- Estate Residential
 Proposed Character Area: GCCO-4d
 Proposed Development Standard: Either
 Other Overlays: HHO
 Site Acreage: 58.00 acres

- | | |
|--|---------------------------------------|
| Corporate Boundaries | SD-R Specific Development-Residential |
| 4331 Long Lane | 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 | Hillside/Hillcrest Overlay 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 2016. All rights reserved.