

ORDINANCE 2017-35

TO BE ENTITLED: “AN ORDINANCE TO ZONE 9.75 ACRES SPECIFIC DEVELOPMENT – RESIDENTIAL 2.05, GOOSE CREEK CHARACTER AREA OVERLAY -5, CONVENTIONAL STANDARDS, FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF LEWISBURG PIKE.”

WHEREAS, Justin Bushnell and Walter Bates, (“Owners”) of properties located between 1495 Lewisburg Pike and 1521 Lewisburg Pike (“Properties”), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 9.75 acres 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 2017-13 and Resolution 2017-50/Ordinance 2017-35; and

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

WHEREAS, the Specific Development Residential 2.05 district, Goose Creek Character Area -5, and Conventional Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2017-13, 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: the Specific Development Residential 1.54 district, Goose Creek Character Area -5, and Conventional Standards

PREMISES CONSIDERED

Map-Parcel	Acres
p/o 001--01706	1.59
117---01705	8.16
Total	9.75

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, as a portion of Parcel 17.06, and is currently known as a portion of the lands owned by Walter T., etux., Mary Jo Bates of record in Book 551, Page 338, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°06'20"E for a distance of 351.98' to a t-post (old), called for in said east right of way, thence, leaving said right of way, S 87°10'54"E for a distance of 1281.42' to the **Point of Beginning**, said point being a post (old) at a fence intersection, post monuments the southeast corner of the Walter and Arthur Bates property Book 2633, Page 136 (R.O.W.C., TN.), the southwest property corner of herein described carve off, and having coordinates of N: 551069.91, E: 1718386.93; thence, along fence, and the east line of said Bates property, N 06°51'26"W for a distance of 170.08' to a post in fence; thence, along a severance line this survey, a proposed north property line of herein described carve off, S 86°50'54"E for a distance of 421.81' to an iron rebar (new) set in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'24"E for a distance of 166.07' to an iron rebar (new) in said west line, said rebar being a northeast corner of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.), and the southeast corner of herein described carve off; thence, leaving said west line of Stream Valley Section 5, along the north property line of said Bushnell property, and the south property line of herein described carve off, N 87°10'54"W for a distance of 409.25' to the **Point of Beginning**. Containing 69,131.81 Sq. Ft. or 1.587 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

Land situated in Williamson County, Tennessee, being shown on Tax Map 117, Parcel 17.05, and is currently known as a portion of the lands owned by Justin, etux., Amanda Sparks Bushnell of record in Book 3692, Page 646, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rebar (old) as called for in the easterly right of way of Lewisburg Pike, thence, N 04°01'03"E for a distance of 175.35' to the **Point of Beginning**, said point being a t-post (old), having coordinates of N: 550957.05, E: 1717094.15, said t-post found in the east margin of Lewisburg Pike; thence, along said right of way, N 04°01'00"E for a distance of 176.76' to a t-post (old), said post being a southwest corner of Walter and Arthur Bates property as recorded in Book 2633, P.136 (R.O.W.C., TN.), and the northwest corner of herein described property; thence, leaving said east margin along the north property line of herein described property, S 87°10'54"E for a distance of 1690.67' to a point in the west line of Stream Valley Section 5, P.B.58, P.646 (R.O.W.C., TN.); thence, along said west line, S 02°43'25"E for a distance of 327.15' to a t-post (old), said post being a northerly corner of the Westbrook property recorded in Book 6318, P.201 (R.O.W.C., TN.);, and the southeast corner of herein described property; thence, with the north property line of said Westbrook, N 88°03'20"W for a distance of 384.60' to a t-post (old), said post being the southeast corner of a separate parcel of the Bushnell property recorded in Book 3692, Page 646 (R.O.W.C., TN.) and the southwesterly most corner of herein described property; thence, along the east property line of said Bushnell property, and a west property line of herein described property, N 06°35'22"W for a distance of 164.00' to a iron rod (new), said iron rod being the northeast corner of said Bushnell property; thence, along the north property line of the Bushnell property, and a southerly line of herein described property, N 87°29'21"W for a distance of 1314.62' to the **Point of Beginning**. Containing 355,364.50 Sq. Ft. or 8.158 Acres, this according to a field survey made by Energy Land & Infrastructure, LLC. Dated October, 2016

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 Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

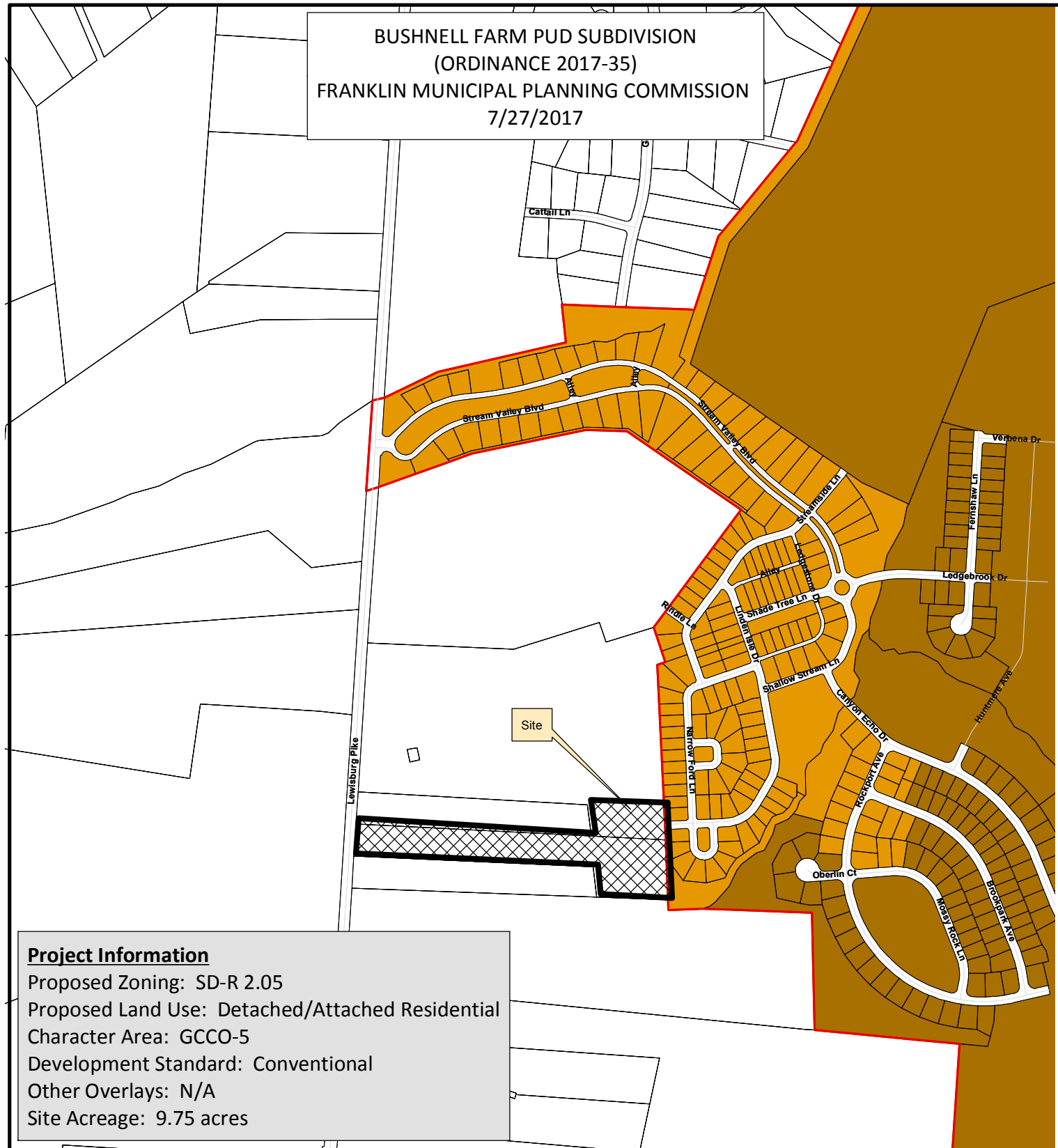
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

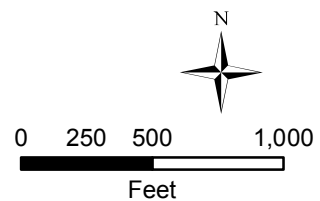
**BUSHNELL FARM PUD SUBDIVISION
(ORDINANCE 2017-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017**



Project Information

Proposed Zoning: SD-R 2.05
 Proposed Land Use: Detached/Attached Residential
 Character Area: GCCO-5
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 9.75 acres

- | | |
|--|---------------------------------------|
| Bushnell Farm Subdivision | 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 |



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