

ORDINANCE 2017-37

TO BE ENTITLED: “AN ORDINANCE TO REZONE 6.38 ACRES FROM SPECIFIC DEVELOPMENT- RESIDENTIAL DISTRICT (SD-R 0.0) TO SPECIFIC DEVELOPMENT- RESIDENTIAL DISTRICT (SD-R 10.0) FOR THE PROPERTY LOCATED SOUTH OF BOYD MILL AVENUE AND WEST OF SHAWNEE DRIVE, 1101 SHAWNEE DRIVE (CHICKASAW).”

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

WHEREAS, the Specific Development – Residential district provides 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 2017-53 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 Specific Development – Residential District to Specific Development – Residential District:

PREMISES CONSIDERED	
Map-Parcel	Acres
Part of 078H A 00400	6.38
Total	6.38

Land located in the City of Franklin, Ninth Civil District of Williamson County, Tennessee on Chickasaw Place at Shawnee Drive. Being part of property conveyed to Franklin Housing Authority by deeds from Mrs. Ella K. Warf of record in Deed Book 127, Page 33, R.O.W.C. and Earl Beasley of record in Deed Book 166, Page 332, R.O.W.C. and being more particularly described as follows:

Beginning in the westerly right-of-way of Shawnee Drive at a southeasterly corner of City of Franklin property of record in Deed Book 223, Page 607, R.O.W.C., said point of beginning being a northeasterly corner of the subject tract and having Tennessee State Plane Coordinate (NAD 83) values of North 578,356.61, East 1,705,721.67;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 85.79 feet;

Southwesterly with a curve to the right 39.25 feet to the northerly right-of-way of Chickasaw Place, said curve having a radius of 25.00 feet, a central angle of 89° 57' 56" and a chord of 35.34 feet at South 52° 25' 24" West;

Thence with the right-of-way of Chickasaw Place as follows:

North 82° 35' 38" West, 293.14 feet;

South 08° 06' 26" West, 50.00 feet;

South 82° 35' 38" East, 293.69 feet;

Southeasterly with a curve to the right 39.28 feet to the westerly right-of-way of Shawnee Drive, said curve having a radius of 25.00 feet, a central angle of 90° 02' 04" and a chord of 35.37 feet at South 37° 34' 36" East;

Thence with said westerly right-of-way as follows:

South 07° 26' 26" West, 141.04 feet;

Southwesterly with a curve to the right 74.74 feet, said curve having a radius of 500.00 feet, a central angle of 08° 33' 52" and a chord of 74.67 feet at South 11° 43' 22" West;

Thence with a proposed severance line as follows:

North 81° 50' 00" West, 315.91 feet;

North 08° 06' 26" East, 115.84 feet;

North 81° 50' 00" West, 255.04 feet;

South 08° 10' 00" West, 55.64 feet;

North 83° 01' 22" West, 191.78 feet;

North 06° 58' 38" East, 113.38 feet;

North 83° 01' 22" West, 113.06 feet to the easterly boundary of Revision No. 1 to Twin Oaks Subdivision of record in Plat Book 12, Page 93, R.O.W.C.;

Thence with said easterly boundary North 06° 58' 38" East, 234.16 feet to a southwesterly corner of Jim Warren Park;

Thence with the southerly boundary of said Jim Warren Park South 81° 50' 00" East, passing a 3" iron pipe at 566.73 feet and continuing on, in all, 883.54 feet to the beginning

Containing 277,894 Square Feet or 6.38 Acres, more or less.,

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:

By: _____
Eric S. 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:

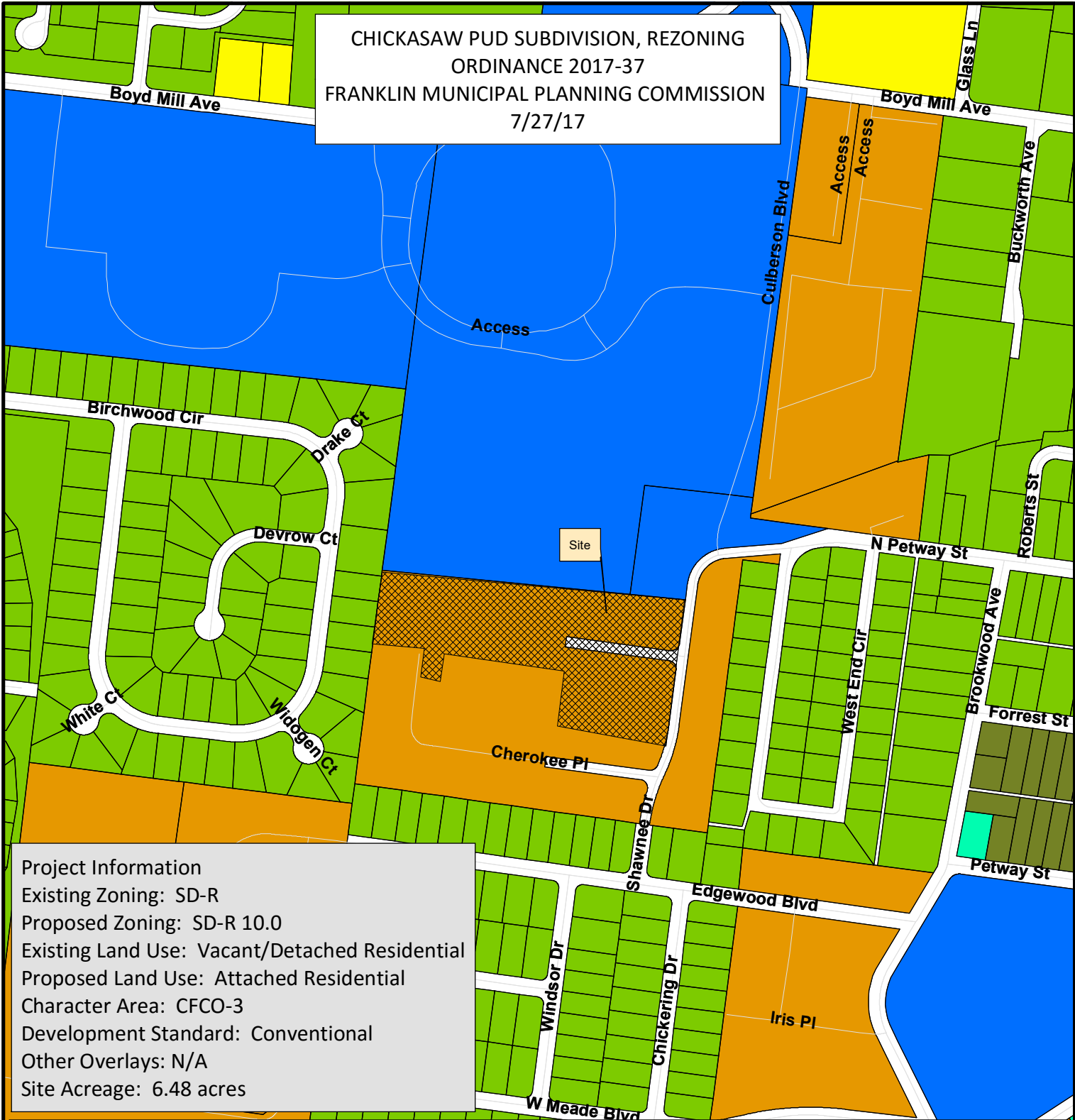
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

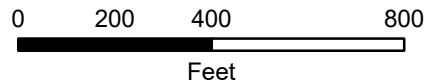
PASSED THIRD READING:

CHICKASAW PUD SUBDIVISION, REZONING
 ORDINANCE 2017-37
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/27/17



Project Information
 Existing Zoning: SD-R
 Proposed Zoning: SD-R 10.0
 Existing Land Use: Vacant/Detached Residential
 Proposed Land Use: Attached Residential
 Character Area: CFCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.48 acres

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|--|-------------------------------------|
| 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 |
| SD-R Specific Development-Residential | |



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