

**ORDINANCE 2014-47**

**TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 195.5 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 1.72) TO SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 1.91) FOR WATER’S EDGE PUD SUBDIVISION LOCATED AT 4413 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.”**

**WHEREAS**, Water’s Edge PUD Subdivision Rezoning was originally approved upon third reading on 9/24/2013; and

**WHEREAS**, the originally approved density was 1.72 units/acre.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development (SD-R 1.72) to Specific Development-Residential District (SD-R 1.91):

MAP 89 OF PARCEL 49

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;

Thence, S 21°05'44" E, a distance of 28.94 feet to a point;

Thence, S 23°17'37" W, a distance of 40.24 feet to a point;

Thence, S 23°46'32" E, a distance of 66.77 feet to a point;  
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;  
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;  
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;  
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;  
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;  
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;  
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;  
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;  
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;  
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;  
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;  
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;  
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;  
Thence, S 42°32'18" W, a distance of 106.78 feet to a point;  
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;  
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;  
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;  
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;  
Thence, S 49°22'29" W, a distance of 362.46 feet to a point;  
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;  
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;  
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;  
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;  
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;  
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;  
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;  
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;  
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;  
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;  
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;  
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;  
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;  
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;  
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;  
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;  
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;

Thence, S 70°51'36" E, a distance of 395.49 feet to a point;  
 Thence, N 88°14'15" E, a distance of 145.35 feet to a point;  
 Thence, N 54°07'33" E, a distance of 98.80 feet to a point;  
 Thence, N 02°19'56" W, a distance of 164.37 feet to a point;  
 Thence, N 00°16'11" E, a distance of 374.56 feet to a point;  
 Thence, N 06°30'23" E, a distance of 364.95 feet to a point;  
 Thence, N 22°23'50" E, a distance of 92.19 feet to a point;  
 Thence, N 06°01'34" W, a distance of 200.24 feet to a point;  
 Thence, N 15°21'48" W, a distance of 507.82 feet to a point;  
 Thence, N 22°19'29" W, a distance of 386.00 feet to a point;  
 Thence, N 10°54'14" W, a distance of 417.24 feet to a point;  
 Thence, N 20°03'52" E, a distance 238.53 feet to a point;  
 Thence, N 36°52'05" E, a distance of 324.79 feet to a point;  
 Thence, N 59°01'42" E, a distance of 176.66 feet to a point;  
 Thence, N 79°52'03" E, a distance of 242.01 feet to a point;  
 Thence, N 72°49'49" E, a distance of 403.22 feet to a point;  
 Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

Zoning Reference Number: 14-11:

Map-Group-Parcel	Acres
089-04900	± 195.5
TOTAL	± 195.5

SECTION II: 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

PLANNING COMMISSION RECOMMENDED APPROVAL:

12/18/14

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING: