

ORDINANCE 2016-34

TO BE ENTITLED, “AN ORDINANCE TO REZONE 19.99 ACRES FROM CIVIC AND INSTITUTIONAL (CI) DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL (SR-R 13.5) DISTRICT AND REMOVE THE SCIENTIFIC RESEARCH ZONING OVERLAY (SRO) DISTRICT FOR THE PROPERTY LOCATED NORTH OF MACK HATCHER PARKWAY AND EAST OF FRANKLIN ROAD, 145 LEGENDS CLUB LANE.”

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

WHEREAS, the Specific Development Residential (SD-R) 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 2016-50, approving a Plan 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 base zoning classification of Civic and Institutional (CI) District to Specific Development Residential (SD-R 13.5) District, and the Scientific Research Overlay (SRO) overlay district is hereby removed from the property:

PREMISES CONSIDERED

Map-Parcel	Acres
062---04300	19.99
Total	19.99

Legal Description

Being a tract of land lying in the 8th District of Williamson County, Franklin, Tennessee. Tract being Lot 84 of Aspen Grove, Section V as recorded in Plat Book 13, Page 60, Register’s Office of Williamson County, Tennessee (ROWC). Bounded on the west by the eastern Right-of Way (ROW) of U.S. Highway 31 (Franklin Road) and by Lot 1 of Aspen Grove PUD Subdivision as recorded in Plat Book 13, Page 21, ROWC, on the north by said Lot 1 of Aspen Grove PUD Subdivision and by the southern ROW of Legends Club Lane, on the east by Lot 93 of Aspen Grove, Section A as recorded in Plat Book 15, Page 52, ROWC, and on the south by the northern charter ROW of CSX Railroad and the northern ROW of Mack Hatcher Parkway. Tract being more particularly described as follows:

POINT OF BEGINNING being a concrete monument at the intersection of the northern ROW of said Mack Hatcher Parkway and the eastern ROW of said Franklin Road; thence

with the eastern ROW of said Franklin Road, North 35°57'28" East 176.28 feet to an iron rod with RLS# 2039 cap; thence North 26°25'08" East 403.11 feet to a ½" iron rod; thence North 33°47'34" East 61.22 feet to a point; thence leaving the ROW of said Franklin Road with the common line of said Lot 1 of Aspen Grove PUD Subdivision, South 56°24'58" East 922.54 feet to a concrete monument; thence North 33°35'02" East 573.18 feet to an iron rod with RLS# 2039 cap; thence with the southern ROW of said Legends Club Lane along a curve to the left having a length of 104.41 feet, a radius of 630.00 feet, a central angle of 09°29'44", and having a chord bearing and distance of South 72°54'14" East 104.29 feet to a ½" iron rod; thence leaving said ROW of Legends Club Lane with the common line of said Lot 93 of Aspen Grove, Section A, South 33°35'02" West 602.78 feet to a fencepost; thence South 28°19'20" East 656.70 feet to a ½" iron rod; thence with the charter ROW of said CSX Railroad, South 64°31'29" West 83.17 feet to an iron rod with RLS# 2039 cap; thence with a curve to the left having a length of 198.12 feet, a radius of 6131.57 feet, a central angle of 01°51'05", and having a chord bearing and distance of South 65°27'36" West 198.11 feet to an iron rod with RLS# 2039 cap; thence leaving said charter ROW of CSX Railroad with the northern ROW of said Mack Hatcher Parkway, North 60°02'45" West 838.90 feet to a concrete monument; thence North 54°40'18" West 315.30 feet to a concrete monument; thence North 66°15'16" West 263.23 feet to the point of beginning. Tract contains 870,808 square feet, or 19.99 acres. Bearings based on Tennessee State Plane Coordinate System.

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:

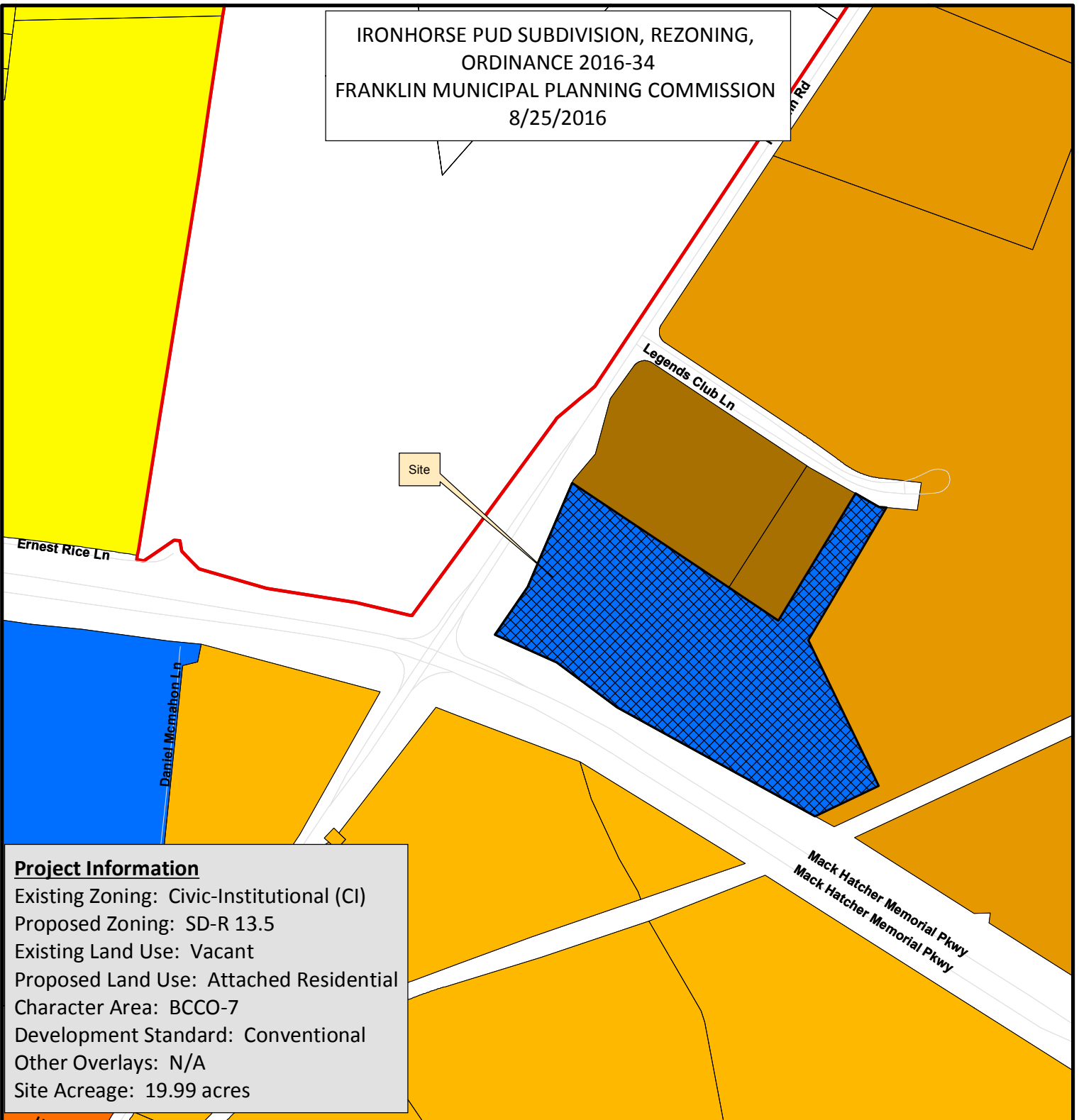
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

IRONHORSE PUD SUBDIVISION, REZONING,
ORDINANCE 2016-34
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/25/2016



Project Information

Existing Zoning: Civic-Institutional (CI)
Proposed Zoning: SD-R 13.5
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: BCCO-7
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 19.99 acres

- | | |
|--|---------------------------------------|
| Ironhorse | 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 |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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