

ORDINANCE 2016-33

**TO BE ENTITLED, "AN ORDINANCE TO REZONE 5.195 ACRES FROM
GENERAL OFFICE DISTRICT TO SPECIFIC DEVELOPMENT
RESIDENTIAL 27.33 DISTRICT FOR THE PROPERTY LOCATED
NORTH OF MALLORY STATION ROAD AND EAST OF FRANKLIN
ROAD, 222 MALLORY STATION ROAD."**

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

WHEREAS, the General Office 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 2016-47, 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 zoning classification of General Office District to Specific Development 27.63 District:

PREMISES CONSIDERED

Map-Parcel	Acres
053 --- 10400	5.195
Total	5.195

BEING A CERTAIN PARCEL OF LAND SITUATED THE IN THE 8TH CIVIL DISTRICT OF WILLIAMSON COUNTY TENNESSEE AND BEING IN THE CITY OF FRANKLIN. ALSO BEING THE SAME LAND AS DESCRIBED IN DEED BOOK 424 PAGE 910 AS RECORDED IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE (R.O.W.C.) AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS PARCEL AS RECORDED IN DEED BOOK 424, PAGE 910 (R.O.W.C) AND THE SOUTHWEST CORNER OF LOT 1 OF PATTON STATION BUSINESS PARK AS RECORDED IN PLAT BOOK 25 PAGE 21 (R.O.W.C); SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF MALLORY STATION ROAD (60' R.O.W.);

THENCE LEAVING SAID BUSINESS PARK AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MALLORY STATION ROAD, NORTH 81°59'07" WEST, 480.07 FEET TO A POINT AT THE SOUTHEAST CORNER OF MARGARET WHITE (DB 171 PAGE 53);

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EASTERLY LINE OF WHITE, NORTH 09°22'57" EAST, 473.08 FEET TO THE NORTHEAST CORNER OF WHITE AND

A SOUTHERLY CORNER OF THE MORNINGSIDE P.U.D. AS RECORDED IN PLAT BOOK 30
PAGE 6;

THENCE LEAVING WHITE AND WITH THE SOUTH LINE OF SAID MORNINGSIDE P.U.D.
SOUTH 81°37'03" EAST, 480.00 TO AN IRON REBAR WITH CAP IN THE WESTERLY LINE OF
THE AFORESAID PLAT OF PATTON STATION BUSINESS PARK.

THENCE, WITH THE WESTERLY LINE OF SAID PLAT SOUTH 09°22'52" WEST, 470.00 TO THE
POINT OF BEGINNING.

CONTAINING 226,305 SQUARE FEET OR 5.195 ACRES.

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:

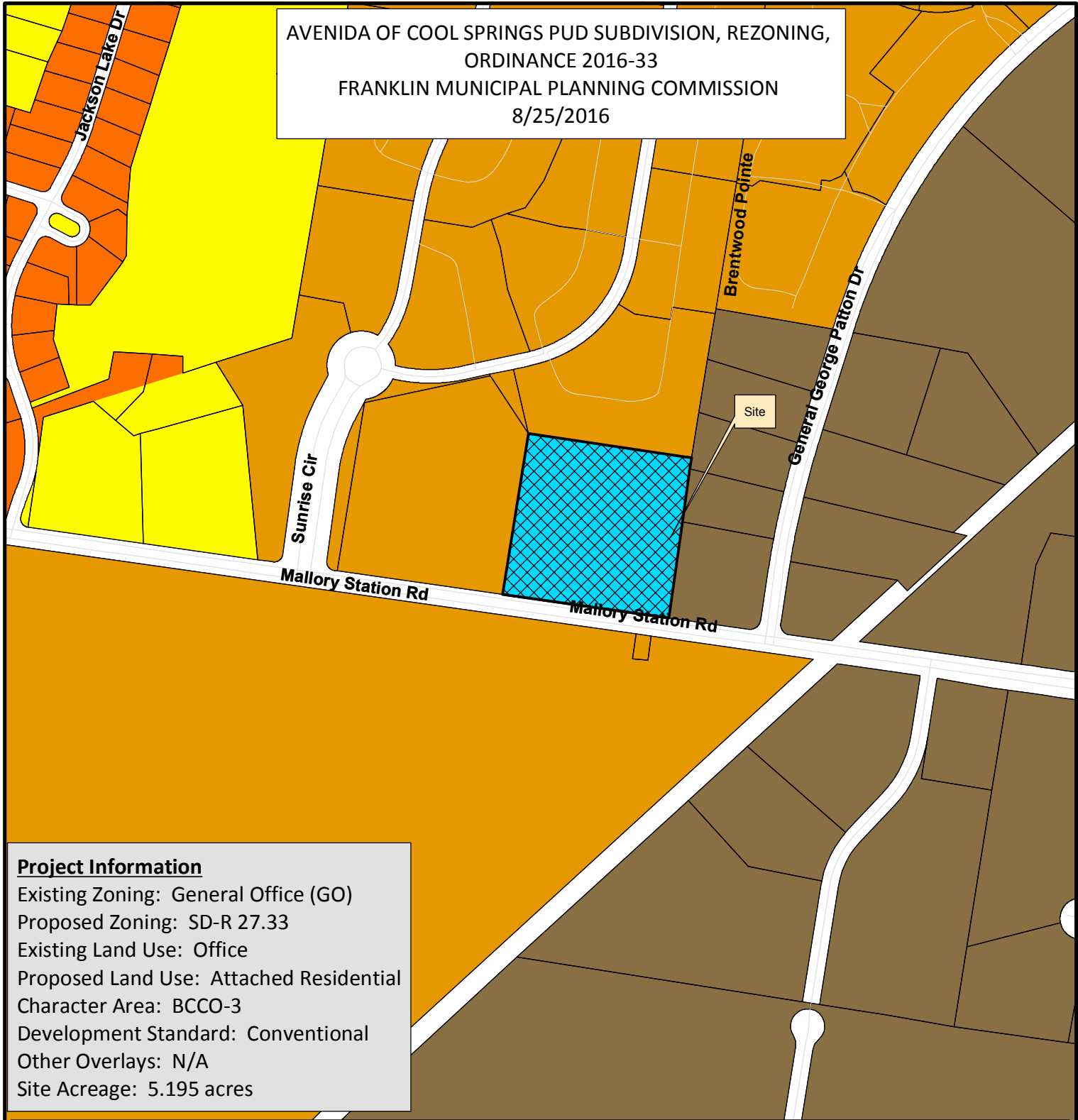
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

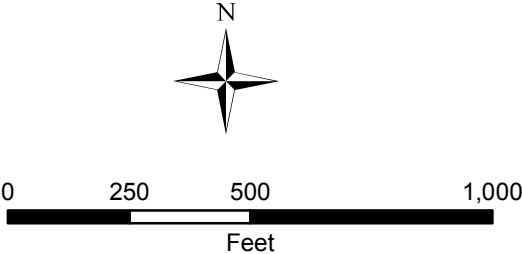
PASSED THIRD READING:

AVENIDA OF COOL SPRINGS PUD SUBDIVISION, REZONING,
ORDINANCE 2016-33
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/25/2016



Project Information
 Existing Zoning: General Office (GO)
 Proposed Zoning: SD-R 27.33
 Existing Land Use: Office
 Proposed Land Use: Attached Residential
 Character Area: BCCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 5.195 acres

- | | |
|--|---------------------------------------|
| Avenida of Cool Springs | 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 |



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.