

ORDINANCE 2016-28

TO BE ENTITLED, "AN ORDINANCE TO ZONE 204.081 ACRES DETACHED RESIDENTIAL 1 DISTRICT (R-1), MCEWEN CHARACTER AREA OVERLAY DISTRICT (MECO-6), SEWARD HALL CHARACTER AREA OVERLAY DISTRICT (SWCO-3), AND DESIGNATE AS CONVENTIONAL AREA STANDARDS, FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND NORTH OF SOUTH CAROTHERS ROAD."

WHEREAS, Glenn Adams, Rob Adams, James E. Adams Jr, George Durnin, Patti Sue Watkins, Ralph H. Peden Jr, ("Owner(s)") of property located as described below ("Property") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 204.081 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 2016-41 and Resolution 2016-40/Ordinance 2016-27; and

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

WHEREAS, the Detached Residential 1 District (R-1), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), and Conventional Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the zoning has been reviewed and approved by the 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: Detached Residential 1 District (R-1), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), and Conventional Standards

PREMISES CONSIDERED

Map-Parcel	Acres	Character Area
079M---B02800	2.7	SWCO-3
079M---B02900		SWCO-3
089---05500	201.381	SWCO-3
089---04304		MECO-6
089---04303		MECO-6
089---04302		MECO-6
Total	204.081	

LEGAL DESCRIPTION – PARCELS 28.00 AND 29.00 ON MAP 79 M GROUP B

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION – PARCELS 43.02, 43.03, 43.04, 55.00 ON MAP 89

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, RALPH H PEDEN, JR., OF RECORD IN DEED BOOK 4590, PAGE 436, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOW:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1600 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 06 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 716.81 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 56 MINUTES 59 SECONDS EAST, A DISTANCE OF 753.05 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;
THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;
THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;
THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;
THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;
THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;
THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;
THENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;
THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;
THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;
THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;
THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;
THENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;
THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;
THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;
THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;
THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;
THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;
THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;
THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;
THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;
THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;
THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;
THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;
THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 97.37 FEET TO A POINT;
THENCE NORTH 81 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 74.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,772,174.99 SQUARE FEET OR 201.381 ACRES.

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical and zoning 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:

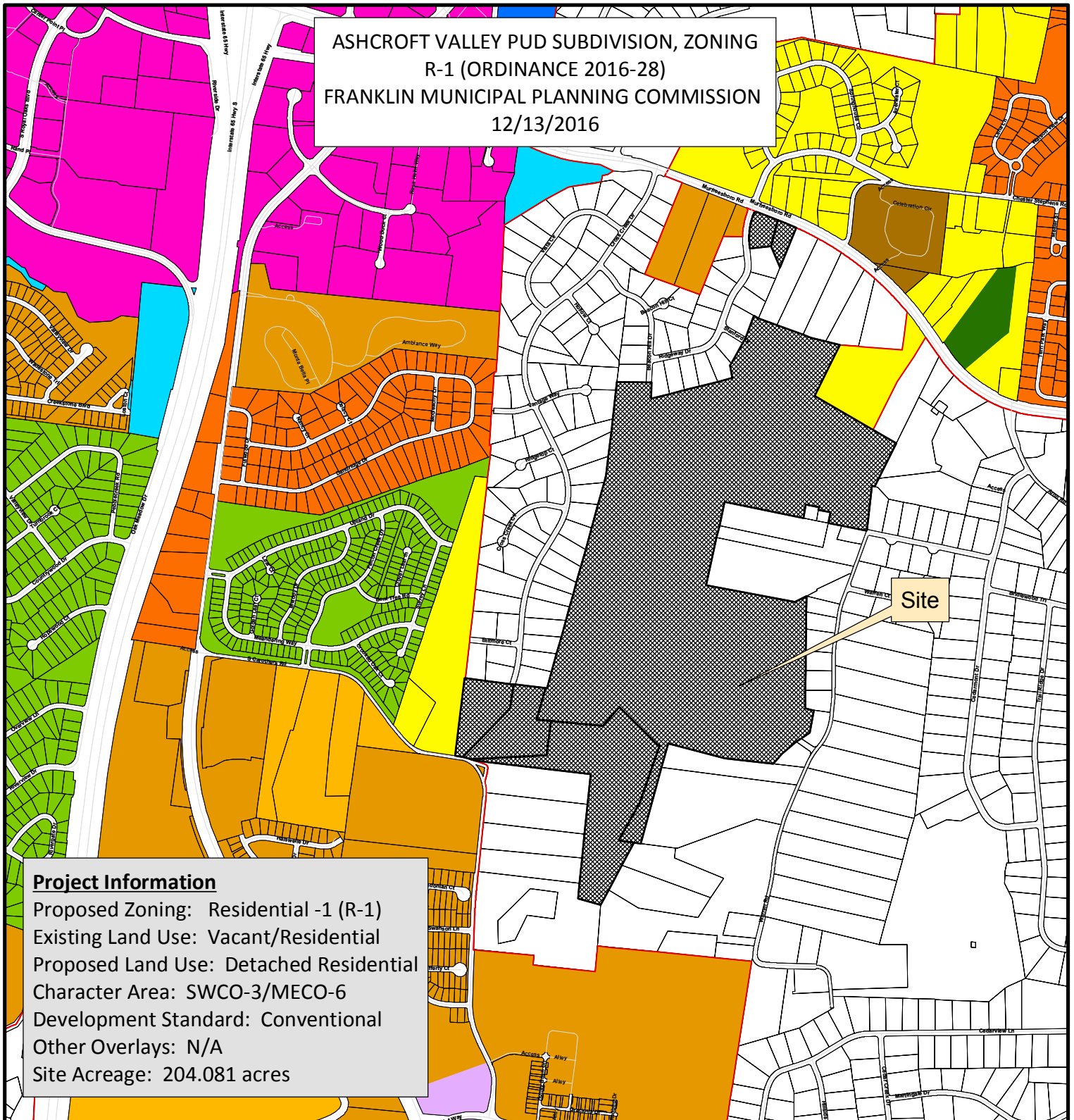
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:





















PASSED THIRD READING:

ASHCROFT VALLEY PUD SUBDIVISION, ZONING
R-1 (ORDINANCE 2016-28)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/13/2016



Project Information

Proposed Zoning: Residential -1 (R-1)
Existing Land Use: Vacant/Residential
Proposed Land Use: Detached Residential
Character Area: SWCO-3/MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 204.081 acres

- | | | | |
|---|--|---|---------------------------------------|
|  | Annexed Property |  | 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.
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