

**ORDINANCE 2017-36**

**TO BE ENTITLED: "AN ORDINANCE TO ZONE 1.46 ACRES INTO THE HISTORIC PRESERVATION OVERLAY (HPO) FOR THE PROPERTY LOCATED SOUTH OF OLD PEYTONSVILLE ROAD AND EAST OF HUGHES LANE, AT 244 OLD PEYTONSVILLE ROAD."**

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

**WHEREAS**, the Historic Preservation Overlay provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; 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, zoned into the **Historic Preservation Overlay**:

PREMISES CONSIDERED	
Map-Parcel	Acres
106-32.02	1.46
Total	1.46

Being a tract of land lying in the 10<sup>th</sup> District of Williamson County, Franklin, Tennessee. Tract being Lot 7110 of Berry Farms Town Center, Section 7, Revision 2, Resubdivision of Lots 7107 & 7110 non-recorded plat. Bounded on the north by the southern Right-of-Way (ROW) of Old Peytonsville Road; on the east by Lot 7111 of Berry Farms Town Center, Section 7 PUD Subdivision as recorded in Plat Book P63, Page 137, Register's Office of Williamson County, Tennessee (ROWC); on the south and west by Lot 7107 of the said Berry Farms Town Center, Section 7, Revision 2; and on the west by Lot 7106 of the said Berry Farms Town Center, Section 7 PUD Subdivision. Tract being more particularly described as follows:

POINT OF BEGINNING lying on the southern ROW of said Old Peytonsville Road, being the northeast corner of said Lot 7106 and the northwest corner of the tract being described; thence with the southern ROW of said Old Peytonsville Road along a curve to the right having a length of 88.02 feet, a radius of 895.00 feet, a central angle of 05°38'06", and having a chord bearing and distance of North 77°41'40" East 87.99 feet to a point; thence leaving said ROW with the western boundary of said Lot 7111, South 11°25'01" West 16.46 feet to a point; thence South 06°55'15" West 96.35 feet to a point; thence with a curve to the left having a length of 34.66 feet, a radius of 426.21 feet, a central angle of 04°39'33", and having a chord bearing and distance of South 03°05'36" West 34.65 feet to a point; thence with a curve to the left having a length of 128.34 feet, a radius of 202.29 feet, a central angle of 36°20'59", and having a chord bearing and distance of South 18°38'13" East 126.20 feet to a point; thence with a curve to the left having a length of 77.27 feet, a radius of 300.00 feet, a central angle of 14°45'24", and having a chord bearing and distance of South 41°28'05" East 77.05 feet to a point; thence with a curve to the right having a length of 185.62 feet, a radius of 157.37 feet, a central angle of 67°34'45", and having a chord bearing and distance of

South 15°03'22" East 175.05 feet to a point; thence with a curve to the right having a length of 132.59 feet, a radius of 1527.03 feet, a central angle of 04°58'29", and having a chord bearing and distance of South 19°32'49" West 132.55 feet to a point; thence South 26°54'56" West 21.93 feet to a point; thence leaving the boundary line of said Lot 7111 with the northern boundary line of said Lot 7107, North 70°35'05" West 163.40 feet to a point; thence with the eastern boundary line of said Lot 7107, North 19°51'37" East 225.66 feet to a point; thence with the eastern boundary line of said Lot 7107 and said Lot 7106, North 11°55'45" West 359.65 feet to the point of beginning.

**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:

\_\_\_\_\_

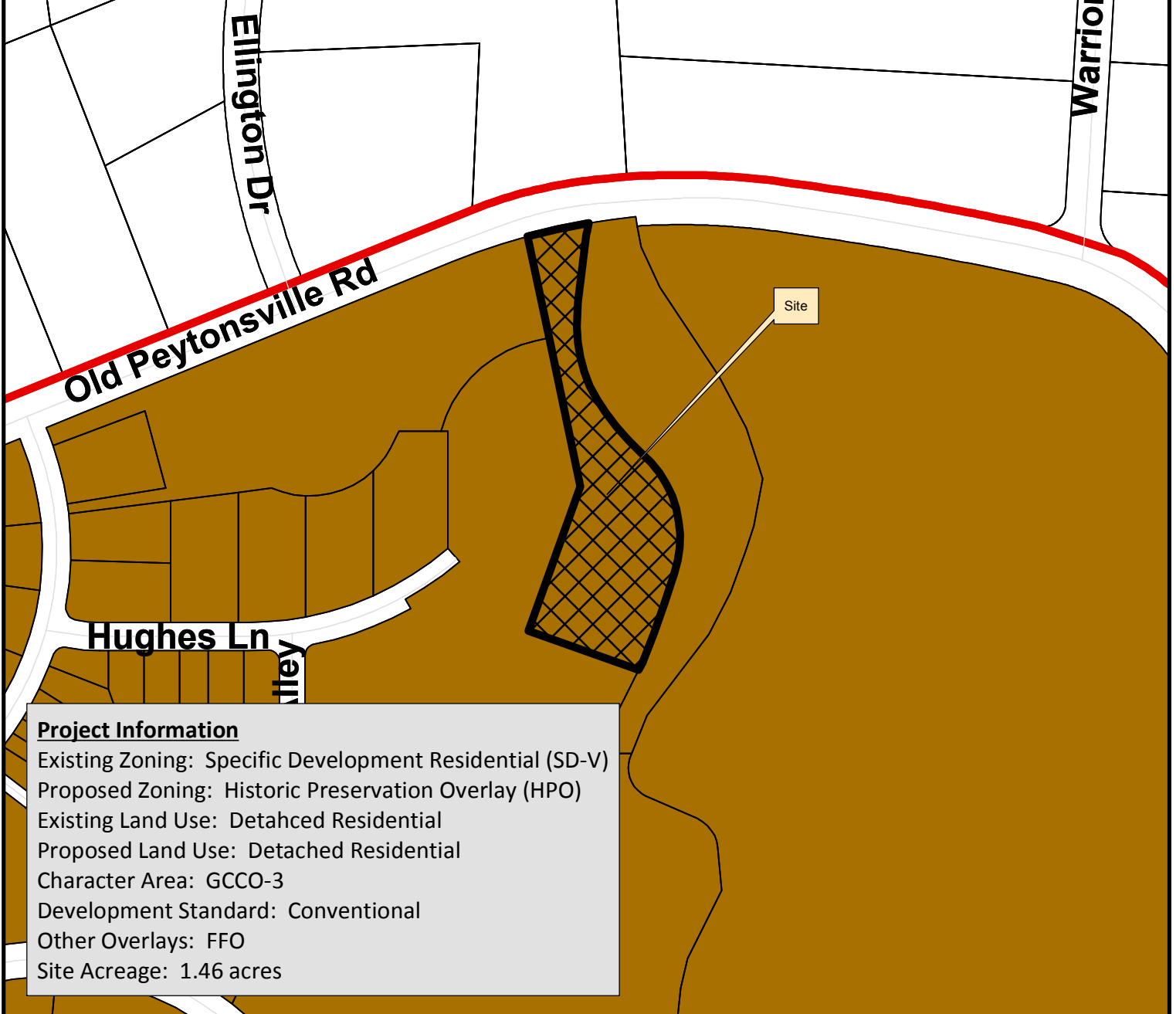
PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

\_\_\_\_\_

BERRY FARMS TOWN CENTER PUD SUBDIVISION, HPO ZONING, SECTION 7,  
 LOT 7110  
 (ORDINANCE 2017-36)  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 7/27/2017



**Project Information**

Existing Zoning: Specific Development Residential (SD-V)  
 Proposed Zoning: Historic Preservation Overlay (HPO)  
 Existing Land Use: Detached Residential  
 Proposed Land Use: Detached Residential  
 Character Area: GCCO-3  
 Development Standard: Conventional  
 Other Overlays: FFO  
 Site Acreage: 1.46 acres

Berry Farms, Sec 7, Lot 7110	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  
 Feet

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