

ORDINANCE 2017-27

TO BE ENTITLED: "AN ORDINANCE TO ZONE 17.59 ACRES SPECIFIC DEVELOPMENT DISTRICT- SD-R 1.71 DISTRICT, CONVENTIONAL DEVELOPMENT STANDARD OVERLAY, GOOSE CREEK CHARACTER AREA (GCCO-6) OVERLAY, FOR THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, MOSS PROPERTY PUD SUBDIVISION."

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

WHEREAS, the Specific Development District SD-R 1.71 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 2017-39 approving a Planned 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 to Specific Development District SD-R 1.71 District:

PREMISES CONSIDERED	
Map-Parcel	Acres
106---18002	1.83
106---18003	0.36
106---18001	15.39
Total	17.59

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows;

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;

thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02
05-08-17

Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03
05-08-17

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

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:

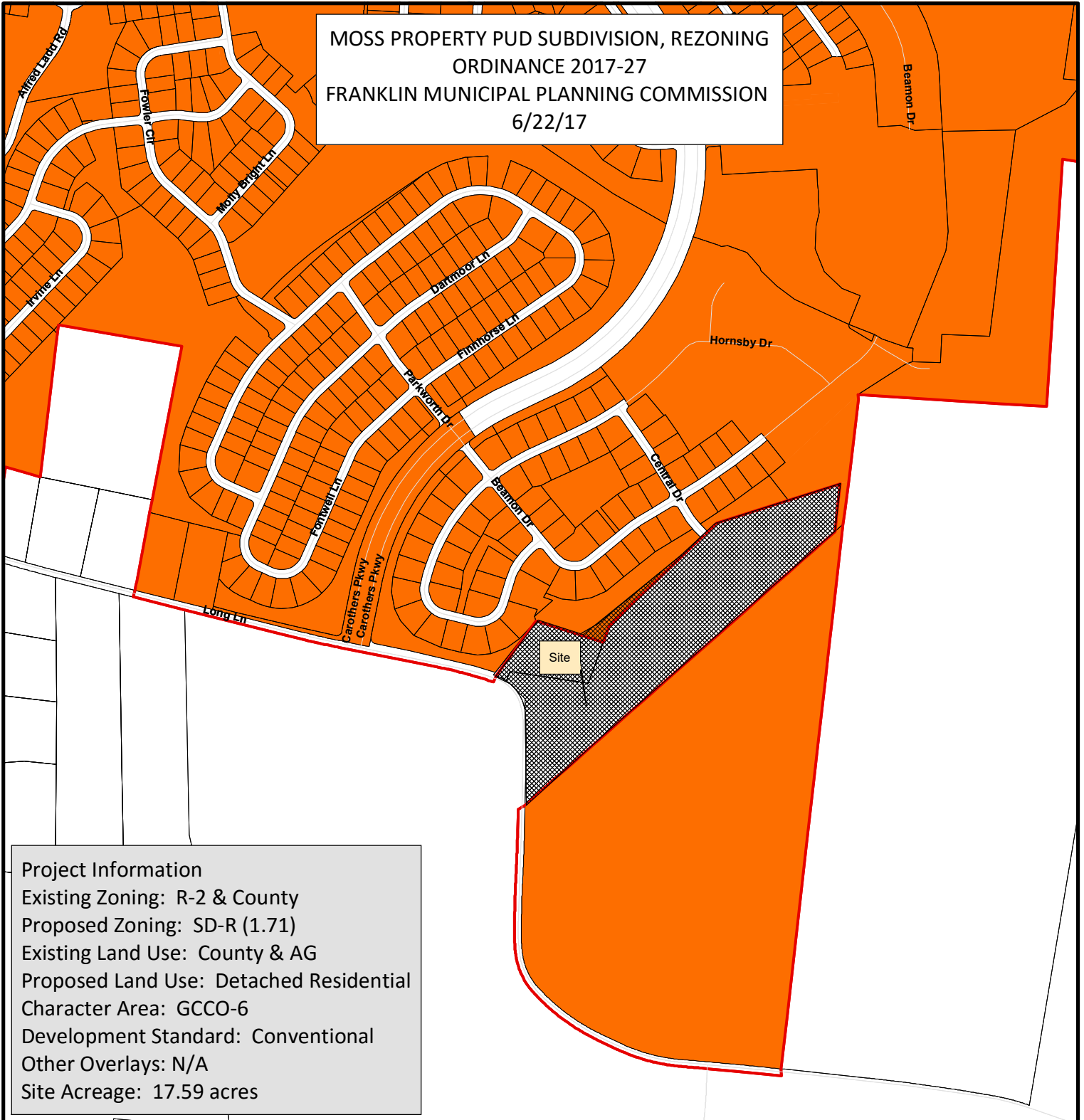
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

MOSS PROPERTY PUD SUBDIVISION, REZONING
ORDINANCE 2017-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Project Information

Existing Zoning: R-2 & County
Proposed Zoning: SD-R (1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres

- | | |
|--|-------------------------------------|
| 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 |
| SD-R Specific Development-Residential | |



0 200 400 800
Feet

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