

ORDINANCE 2017-52

TO BE ENTITLED: "AN ORDINANCE TO REZONE 188.28 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC AND INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED EAST OF I-65 AND WEST OF THE HARPETH RIVER, SOUTHEAST MUNICIPAL COMPLEX"

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

WHEREAS, the Civic Institutional district 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, rezoned from its present zoning classification of ER District to CI District:

PREMISES CONSIDERED	
Map-Parcel	Acres
106---18600	188.28
Total	188.28

Legal Description - TRACT XI

Beginning at a point, said point being a concrete highway monument in the easterly right-of-way of I-65 and the southwest corner of herein described tract;

Thence, running with the easterly right-of-way of I-65 north $00^{\circ}17'43''$ west, 1329.27 feet, to a point;

Thence, north $89^{\circ}42'17''$ east, 10.00 feet, to a point;

Thence, north $00^{\circ}17'43''$ west, 400.00 feet, to a point;

Thence, south $89^{\circ}42'17''$ west, 10.00 feet, to a point;

Thence, north $00^{\circ}17'43''$ west, 1300.00 feet, to a point;

Thence, 667.81 feet along the arc of a curve to the right, said curve having a central angle of $03^{\circ}23'00''$, a radius of 11309.16 feet, and a chord bearing and distance of North $01^{\circ}23'47''$ east, 667.71 feet, to a point;

Thence, north $03^{\circ}03'09''$ east, 2016.05 feet, to a point in the centerline of the Harpeth River; and on the line of Dexter Lockwood as recorded in Bk 441, Pg 614, R.O.W.C.T.

Thence, leaving said right-of-way and continuing with the centerline of Harpeth River south $60^{\circ}48'30''$ east, 133.54 feet, to a point; said point being north $81^{\circ}07'34''$ east, 46.80 feet, from a witness pin set;

Thence, south $27^{\circ}21'23''$ east, 150.61 feet, to a point;

Thence, south $20^{\circ}08'36''$ east, 101.14 feet, to a point; said point being north $70^{\circ}23'39''$ west, 43.19 feet, from a witness pin set;

Thence, south $17^{\circ}25'11''$ east, 188.71 feet, to a point;

Thence, south $11^{\circ}42'57''$ east, 81.95 feet, to a point;

Thence, south $18^{\circ}06'13''$ east, 168.55 feet, to a point;

Thence, south $24^{\circ}14'09''$ east, 215.41 feet, to a point;

Thence, south $20^{\circ}38'01''$ east, 134.89 feet, to a point;

Thence, south $25^{\circ}20'10''$ east, 322.19 feet, to a point; said point being north $43^{\circ}55'28''$ east, 41.26 feet, from a witness pin set;

Thence, south $61^{\circ}02'29''$ east, 145.06 feet, to a point; said point being north $24^{\circ}23'51''$ west, 55.60 feet, from a witness pin set;

Thence, north $64^{\circ}52'03''$ east, 150.64 feet, to a point;

Thence, north $40^{\circ}43'06''$ east, 132.82 feet, to a point; said point being north $54^{\circ}59'38''$ west, 44.46 feet, from a witness pin set;

Thence, north $47^{\circ}42'13''$ east, 222.92 feet, to a point;

Thence, north $53^{\circ}09'28''$ east, 301.01 feet, to a point;

Thence, north $82^{\circ}31'47''$ east, 58.76 feet, to a point; said point being north $50^{\circ}59'39''$ west, 53.29 feet, from a witness pin set;

Thence, south $82^{\circ}42'59''$ east, 178.83 feet, to a point;

Thence, with the line of Lockwood Construction Co., recorded in Bk 436, Pg 960, R.O.W.C.T., south $56^{\circ}15'36''$ east, 76.98 feet, to a point; said point being north $38^{\circ}55'19''$ west, 60.93 feet, from a witness pin set;

Thence, south $47^{\circ}32'13''$ east, 85.11 feet, to a point;

Thence, south $60^{\circ}56'41''$ east, 364.80 feet, to a point;

Thence, south $43^{\circ}35'28''$ east, 128.68 feet, to a point; said point being north $61^{\circ}46'17''$ east, 47.12 feet, from a witness pin set;

Thence, south $28^{\circ}05'35''$ east, 71.18 feet, to a point;

Thence, south $24^{\circ}36'53''$ east, 263.99 feet, to a point;

Thence, south $21^{\circ}37'22''$ east, 262.02 feet, to a point; said point being north $78^{\circ}26'53''$ east, 36.75 feet, from a witness pin set, and in the line of James Walter Bond, recorded in Bk 95, Pg 579, R.O.W.C.T.

Thence, south $44^{\circ}23'50''$ east, 23.93 feet, to a point;

Thence, south $01^{\circ}54'30''$ west, 73.26 feet, to a point;

Thence, south $37^{\circ}59'30''$ west, 37.73 feet, to a point;

Thence, south $43^{\circ}24'06''$ west, 58.73 feet, to a point; said point being south $45^{\circ}30'20''$ east, 43.85 feet, from a witness pin set;

Thence, south $56^{\circ}08'12''$ west, 110.49 feet, to a point;

Thence, south $71^{\circ}02'44''$ west, 213.12 feet, to a point;

Thence, south $73^{\circ}44'34''$ west, 159.60 feet, to a point;

Thence, north $89^{\circ}04'42''$ west, 166.35 feet, to a point; said point being south $11^{\circ}48'16''$ east, 49.40 feet, from a witness pin set;

Thence, south $79^{\circ}55'55''$ west, 59.70 feet, to a point;

Thence, south $61^{\circ}08'03''$ west, 163.10 feet, to a point;

Thence, south $51^{\circ}25'29''$ west, 82.14 feet, to a point; said point being south $30^{\circ}48'54''$ east, 57.44 feet, from a witness pin set;

Thence, south $45^{\circ}14'23''$ west, 39.61 feet, to a point;

Thence, south $24^{\circ}18'20''$ west, 161.95 feet, to a point;

Thence, south $13^{\circ}20'14''$ west, 298.42 feet, to a point; said point being north $81^{\circ}58'48''$ east, 51.61 feet, from a witness pin set;

Thence, south $09^{\circ}28'12''$ east, 138.54 feet, to a point;

Thence, south $11^{\circ}17'39''$ east, 127.58 feet, to a point;

Thence, south $20^{\circ}19'51''$ east, 234.26 feet, to a point;

Thence, south $24^{\circ}09'02''$ east, 391.59 feet, to a point;

Thence, south $22^{\circ}34'47''$ east, 93.91 feet, to a point;

Thence, south $16^{\circ}57'26''$ east, 190.69 feet, to a point;

Thence, south $19^{\circ}01'49''$ east, 161.37 feet, to a point; said point being north $80^{\circ}30'25''$ east, 48.50 feet, from a witness pin set;

Thence, south $07^{\circ}52'41''$ east, 81.36 feet, to a point;

Thence, south $06^{\circ}20'23''$ west, 307.14 feet, to a point;

Thence, south $00^{\circ}56'23''$ west, 244.98 feet, to a point;

Thence, south $03^{\circ}51'21''$ east, 229.53 feet, to a point;

Thence, south $02^{\circ}30'21''$ east, 204.99 feet, to a point; said point being north $77^{\circ}13'53''$ east, 43.04 feet, from a witness pin set;

Thence, south $07^{\circ}18'04''$ west, 117.83 feet, to a point;

Thence, south $72^{\circ}10'16''$ west, 74.45 feet, to a point; said point being south $19^{\circ}32'40''$ east, 50.46 feet, from a witness pin set;

Thence, south $77^{\circ}56'28''$ west, 59.91 feet, to a point;

Thence, north $77^{\circ}57'49''$ west, 174.24 feet, to a point; said point being south $21^{\circ}14'19''$ east, 48.79 feet, from a witness pin set;

Thence, north $75^{\circ}51'17''$ west, 109.99 feet, to a point;

Thence, north $80^{\circ}53'20''$ west, 118.50 feet, to a point;

Thence, north $79^{\circ}20'34''$ west, 199.38 feet, to a point; said point being south $56^{\circ}27'42''$ east, 73.90 feet, from a witness pin set;

Thence, south $82^{\circ}05'50''$ west, 172.63 feet, to a point;

Thence, south $76^{\circ}50'08''$ west, 189.03 feet, to a point;

Thence, south $48^{\circ}24'12''$ west, 59.06 feet, to a point; said point being south $60^{\circ}15'43''$ east, 53.66 feet, from a witness pin set;

Thence, south $36^{\circ}58'44''$ west, 207.12 feet, to a point;

Thence, south $26^{\circ}17'41''$ west, 122.99 feet, to a point; said point being south $65^{\circ}03'50''$ east, 40.31 feet, from a witness pin set;

Thence, south $06^{\circ}56'23''$ west, 84.74 feet, to a point;

Thence, south $11^{\circ}16'18''$ east, 130.18 feet, to a point;

Thence, leaving centerline of Harpeth River north $85^{\circ}45'34''$ west, 91.84 feet, to an existing iron pin; said pin being in the northerly line of J.W. Cross property, as recorded in Bk 469, Pg 522, R.O.W.C.T.

Thence, with said line, north $85^{\circ}45'34''$ west, 447.57 feet, to the point beginning and containing 188.28 acres more or less, according to a survey by Kevin Tucker & Assoc., on August 25, 1986.

Being the same property conveyed to Douglas S. Hale, Trustee, by deed from Richard D. Speight, Trustee, of record in Book 614, page 07, Register's Office for Williamson County, Tennessee.

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 S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

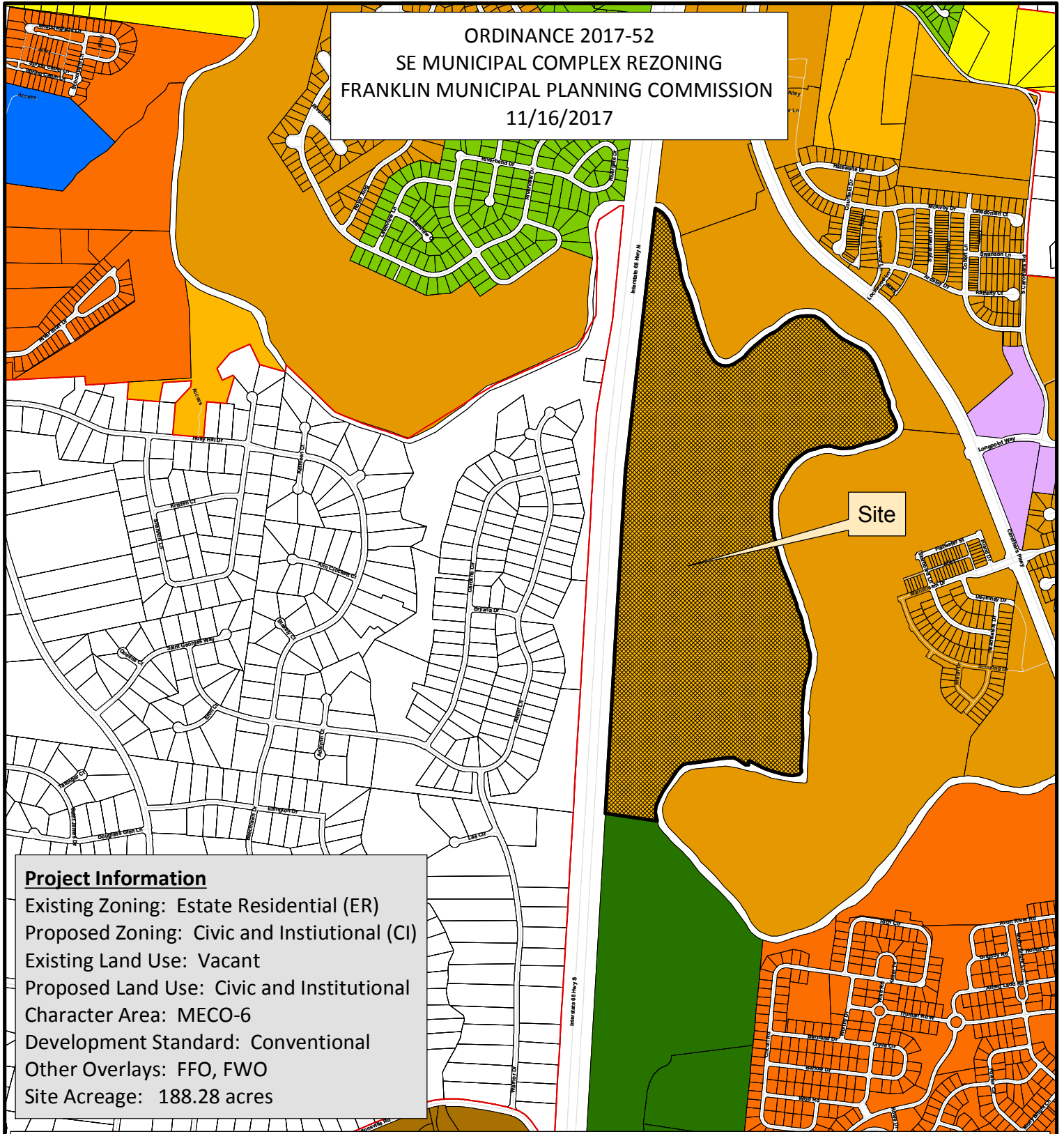
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2017-52
SE MUNICIPAL COMPLEX REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/16/2017



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Civic and Institutional (CI)
Existing Land Use: Vacant
Proposed Land Use: Civic and Institutional
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 188.28 acres

- | | |
|--|---------------------------------------|
| SE Municipal Complex | 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 |



0 750 1,500 3,000
Feet

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