

ORDINANCE 2018-03

TO BE ENTITLED: "AN ORDINANCE TO REZONE 22.37 ACRES FROM SPECIFIC DEVELOPMENT VARIETY (SD-X 0/34,500) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY (SD-X 0/60,820) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD (NEAR 554 AND 562 FRANKLIN ROAD) (FAMILY LEGACY PUD SUBDIVISION, REVISION 1)."

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

WHEREAS, the Specific Development Variety (0/60,820) district provides zoning for land uses compatible with both the Envision Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-07, 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 of Specific Development Variety (0/34,500) District to Specific Development Variety (0/60,820) District:

PREMISES CONSIDERED

Map-Parcel	Acres
053---07300	14.38
053---07401	7.99
Total	22.37

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

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:

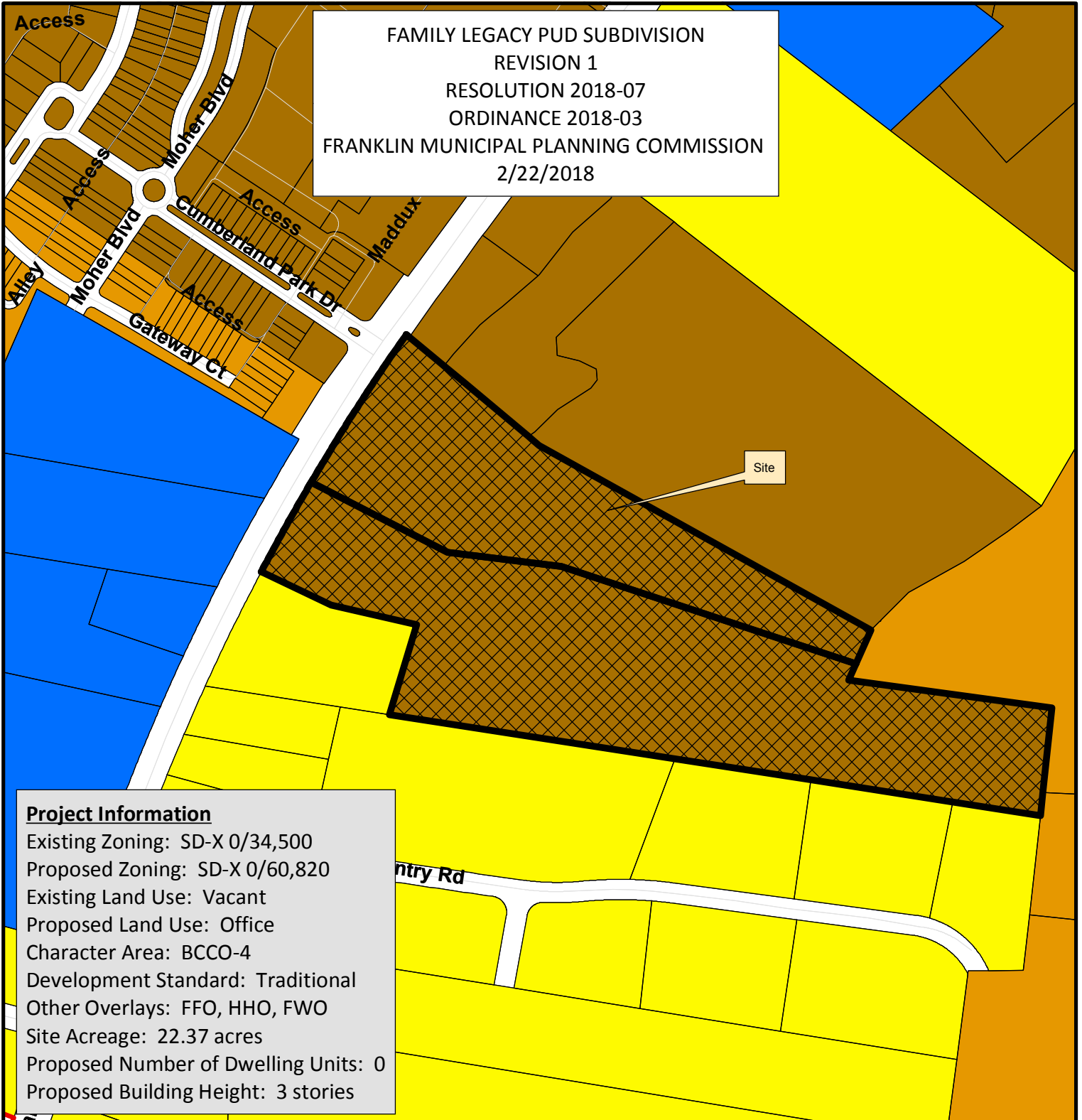
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

Existing Zoning: SD-X 0/34,500
 Proposed Zoning: SD-X 0/60,820
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 22.37 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

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|--|---------------------------------------|
| Family Legacy | 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 1,000
 Feet

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