

ORDINANCE 2018-50

TO BE ENTITLED: "AN ORDINANCE TO REZONE 19.83 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) TO SPECIFIC DEVELOPMENT VARIETY 16.79, 67,328 (SD-X 16.79, 67328) DISTRICT FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND WEST OF CAROTHERS PARKWAY (CAROTHERS CROSSING WEST 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 Variety (16.79, 67,328) 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 2018-81, 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 General Commercial District to Specific Development Variety 16.79, 67,328 District:

PREMISES CONSIDERED	
Map-Parcel	Acres
079---04003	19.83
Total	19.83

SECTION II. That the attached Location Map and Survey 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:

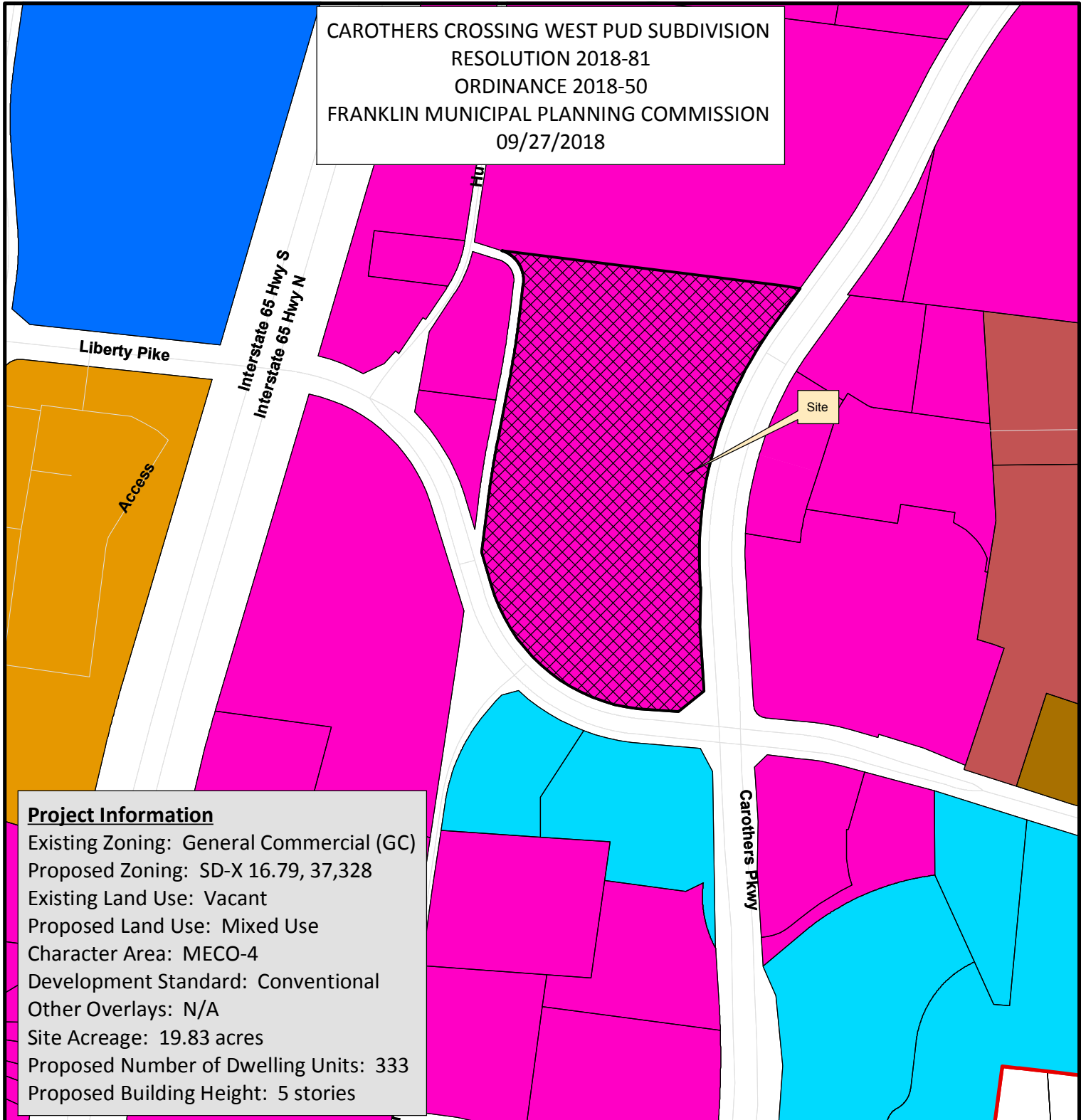
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

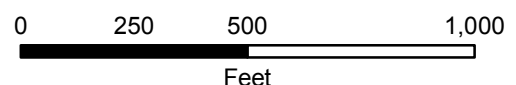
CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2018-81
 ORDINANCE 2018-50
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 09/27/2018



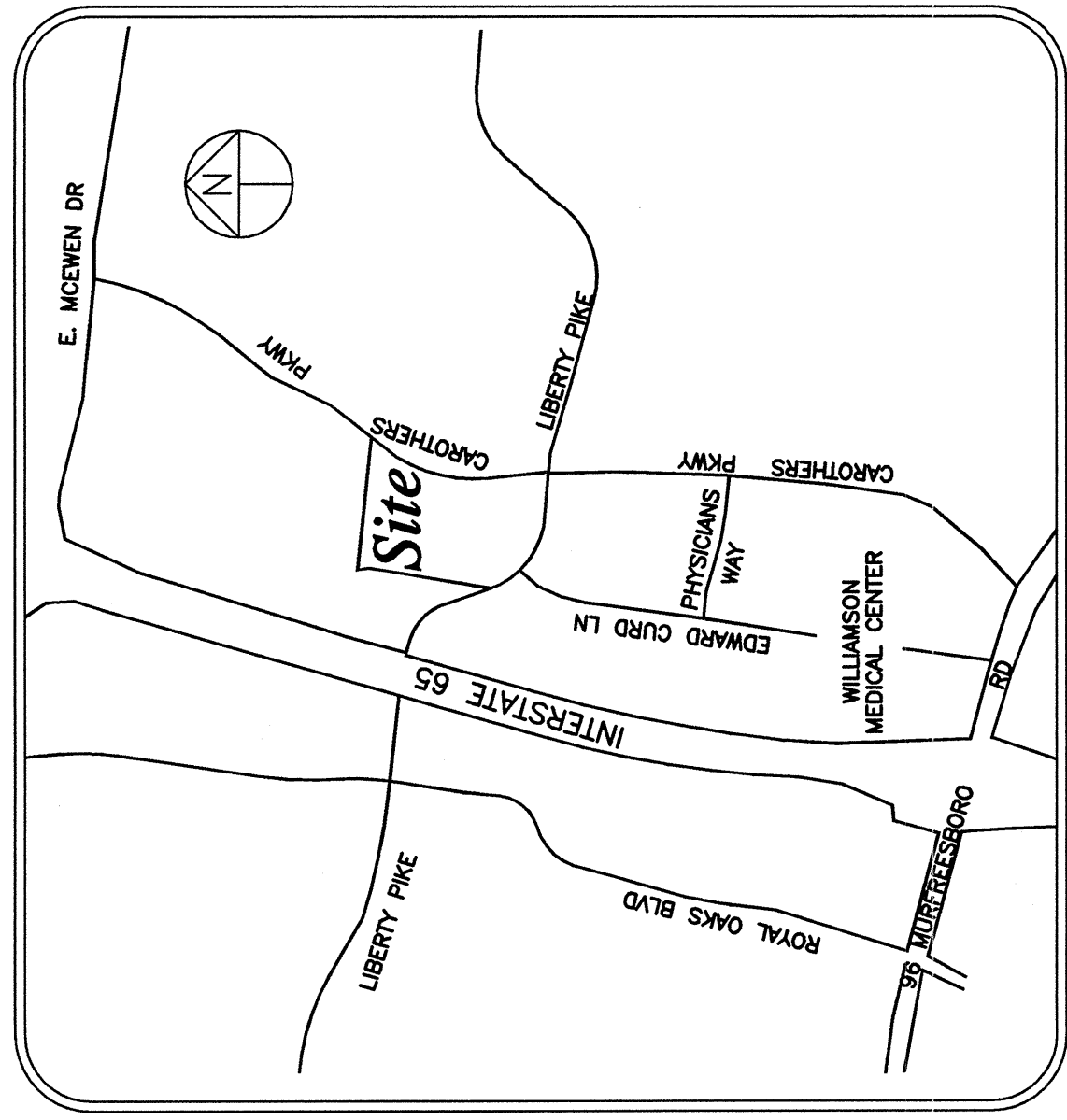
Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

- | | |
|--|---------------------------------------|
| Carothers Crossing West | 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. All data and materials (c) copyright 2018. All rights reserved.



LINE	BEARING	DISTANCE
L1	S46° 11' 25" W	31.31'
L2	S86° 33' 43" W	68.74'
L3	N84° 10' 54" W	106.77'

SURVEYOR'S NOTES:

- [illegible]

SURVEY CERTIFICATION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY INSURANCE CO.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF TABLE 1 THEREOF.

[Signature] 12-15-19

PRELIMINARY
FOR REVIEW & COMMENTS

LEGEND

- | | | | |
|---|--------------------------|---|--------------------------|
|  | EXISTING CONC. MON. |  | CATCH BASIN/AIRFLOW DUCT |
|  | EXISTING ROW PIN |  | HANDICAP PARKING SPACES |
|  | SET IRON PIN |  | PARKING SPACES |
|  | UTILITY POLE 4' CENT |  | SEWER POST |
|  | LIGHT POLE |  | DECIDUOUS TREE |
|  | FLOOD LIGHT |  | CONIFEROUS TREE |
|  | SAN SEWER MANHOLE |  | TREE MASS |
|  | SAN SEWER CLEANOUT |  | WATER LINE |
|  | FIRE HYDRANT |  | SANITARY SEWER LINE |
|  | WATER METER |  | STORM SEWER LINE |
|  | WATER VALVE |  | GAS LINE |
|  | TELEPHONE BOX |  | OVERHEAD ELECTRIC |
|  | ELECTRIC TRANSFORMER PAD |  | UNDERGROUND ELECTRIC |
|  | GAS METER |  | UNDERGROUND TELEPHONE |
|  | HATCH UNIT |  | FENCE (AS NOTED) |



LOT 1, BANCORPSOUTH S/M

MAP 79, PARCEL 40.17
LOT 2, BANCORPSOUTH S/D

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENN.

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

PROJ. #	DATE:	FILE: SOUTHSTAR	DRAWN BY:	SCALE:	SHEET 1
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