

ORDINANCE 2018-30

TO BE ENTITLED, "AN ORDINANCE TO REZONE 49.10 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC – INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED EAST OF HILLSBORO ROAD AND SOUTH OF THE HARPETH RIVER, 1215 HILLSBORO ROAD, (CHRIST COMMUNITY CHURCH PUD SUBDIVISION)."

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 Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-58, 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 Estate Residential (ER) District to Civic Institutional (CI) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
052---00700	49.10
Total	49.10

Legal Description

A certain tract of land being located in Franklin, Williamson County, Tennessee, and being more particularly described according to a survey dated April 23, 1999, revised May 19, 1999, prepared by R. Scot Cherry, RLS #1512, Cherry Land Surveying, 622 West Iris, Nashville, Tennessee 37204, as follows:

Beginning at an iron rod set in the westerly right-of-way of Hillsboro Road, right-of-way varies, also being a common corner with Anderton Family Partnerships, LP and Brownland Inc. as recorded in Deed Book 1380, page 969, in the Register's Office of Williamson County;

Thence leaving the westerly right-of-way of Hillsboro Road, with Anderton Family Partnerships, LP and Brownland Inc. North 85 deg. 29 min. 52 sec. West, 662.08 feet to an iron rod set, a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 78 deg. 59 min. 52 sec. West, 1230.90 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc.;

Thence with Anderton Family Partnerships, LP and Brownland Inc. North 02 deg. 15 min. 45 sec. East, 713.65 feet to an iron rod set a corner with Anderton Family Partnerships, LP and Brownland Inc. being located on the South bank of the Harpeth River;

Thence the following bearings and distances with the Harpeth River North 83 deg. 20 min. 40 sec. East, 151.80 feet to an iron rod set;

North 71 deg. 55 min. 03 sec. East, 528.00 feet to an iron rod set, thence North 55 deg. 14 min. 51 sec. East, 334.02 feet to an iron rod set, thence North 35 deg. 57 min. 07 sec. East, 666.77 feet to an iron rod set, thence North 25 deg. 11 min. 19 sec. East, 231.58 feet to an iron rod set on the Westerly right-of-way of Hillsboro Road;

Thence the following bearings and distances with the right-of-way of Hillsboro Road South 11 deg. 35 min. 25 sec. East, 939.86 feet to an iron rod set;

Thence South 78 deg. 24 min. 04 sec. West 12 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 165.73 feet to an iron rod set, thence South 11 deg. 35 min. 56 sec. East, 1,057.31 feet to the point of beginning and containing 2,162,254.08 square feet or 49.10 acres more or less.

Being the property conveyed to Thompson, Inc., by deed of record in Deed Book 652, page 924, of the 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 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:

CHRIST COMMUNITY CHURCH PUD SUBDIVISION
 RESOLUTION 2018-58
 ORDINANCE 2018-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/26/2018

Site

Project Information

Existing Zoning: Estate Residential (ER)
 Proposed Zoning: Civic Institutional
 Existing Land Use: Church
 Proposed Land Use: Church
 Character Area: BCCO-5
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 49.10 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

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|---|---|
|  Christ Community Church |  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 |



0 375 750 1,500
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
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