ORDINANCE 2018-43

TO BE ENTITLED: "AN ORDINANCE TO REZONE 22.07 ACRES FROM THE DETACHED RESIDENTIAL 1 DISTRICT (R-1) TO THE SPECIFIC DEVELOPMENT – RESIDENTIAL (SD-R 2.04) DISTRICT FOR THE PROPERTY LOCATED NORTH OF SOUTH CAROTHERS ROAD AND EAST OF CAROTHERS PARKWAY, 4338 AND 4340 SOUTH CAROTHERS ROAD (CAROTHERS CHASE)."

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

WHEREAS, the SD-R (Specific Development – Residential) 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 2018-64, 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 R-1 District to SD-R (2.04) District:

PREMISES CONSIDERED

Map-Parcel	Acres
89-30	19.07
89-30.01	3.00
Total	22.07

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: _____   By: _____
Eric S. Stuckey   **Dr. Ken Moore**
City Administrator/Recorder   Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

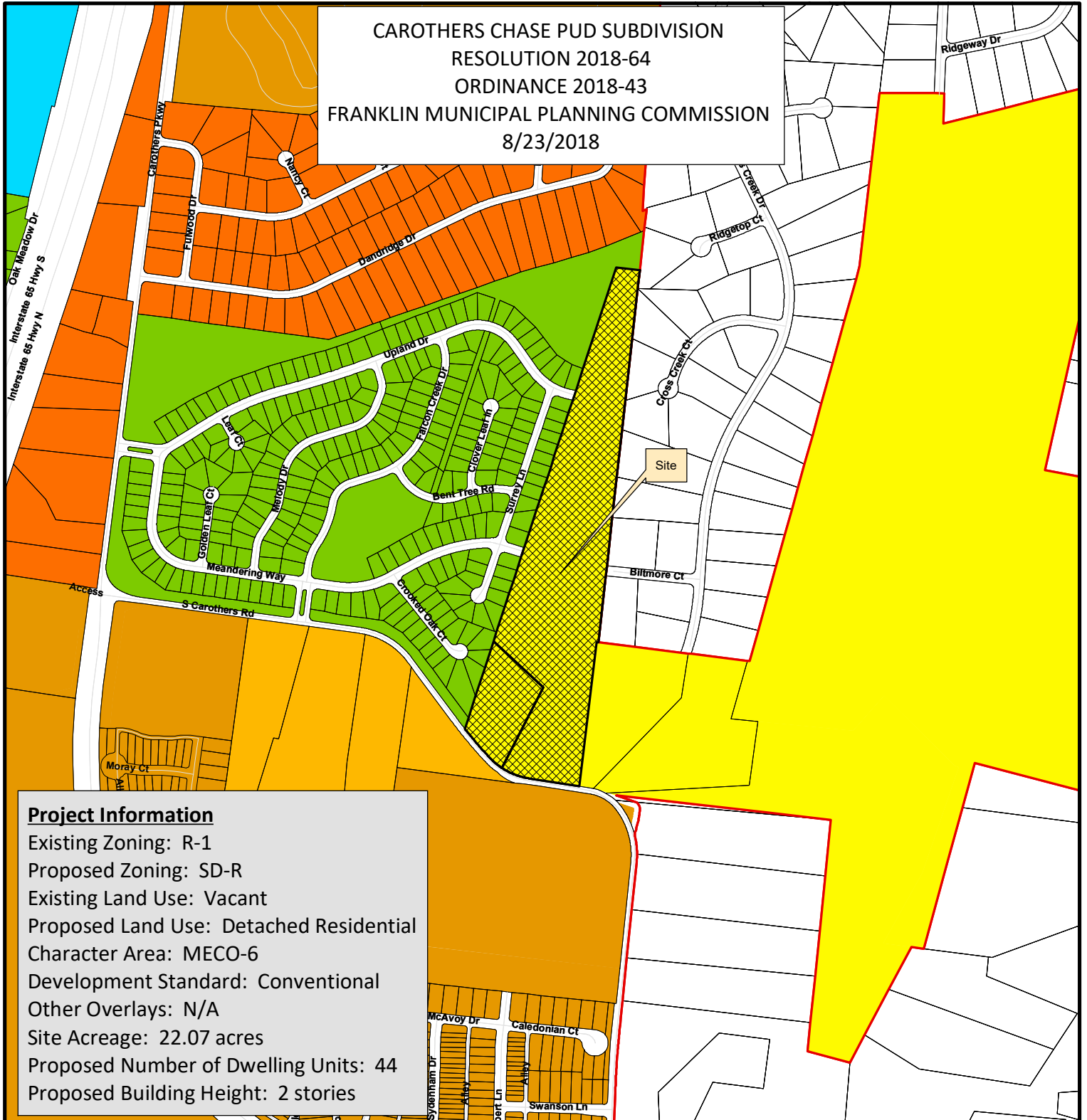PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

CAROTHERS CHASE PUD SUBDIVISION
RESOLUTION 2018-64
ORDINANCE 2018-43
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/23/2018

Project Information

Existing Zoning: R-1

Proposed Zoning: SD-R

Existing Land Use: Vacant

Proposed Land Use: Detached Residential

Character Area: MECO-6

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 22.07 acres

Proposed Number of Dwelling Units: 44
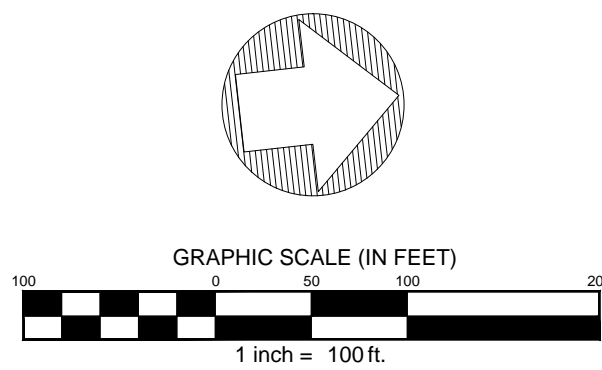
Proposed Building Height: 2 stories

Legend

- ⊠ Carothers Chase Rezoning / PUD
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 250 500 1,000

Feet

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.
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Site

DEED REFERENCE

Owner : Jean Marie Giles Glass & Georgia Ann Spencer, as of record in Deed Book 4594, Page 427, Registers Office, Williamson County, Tennessee.
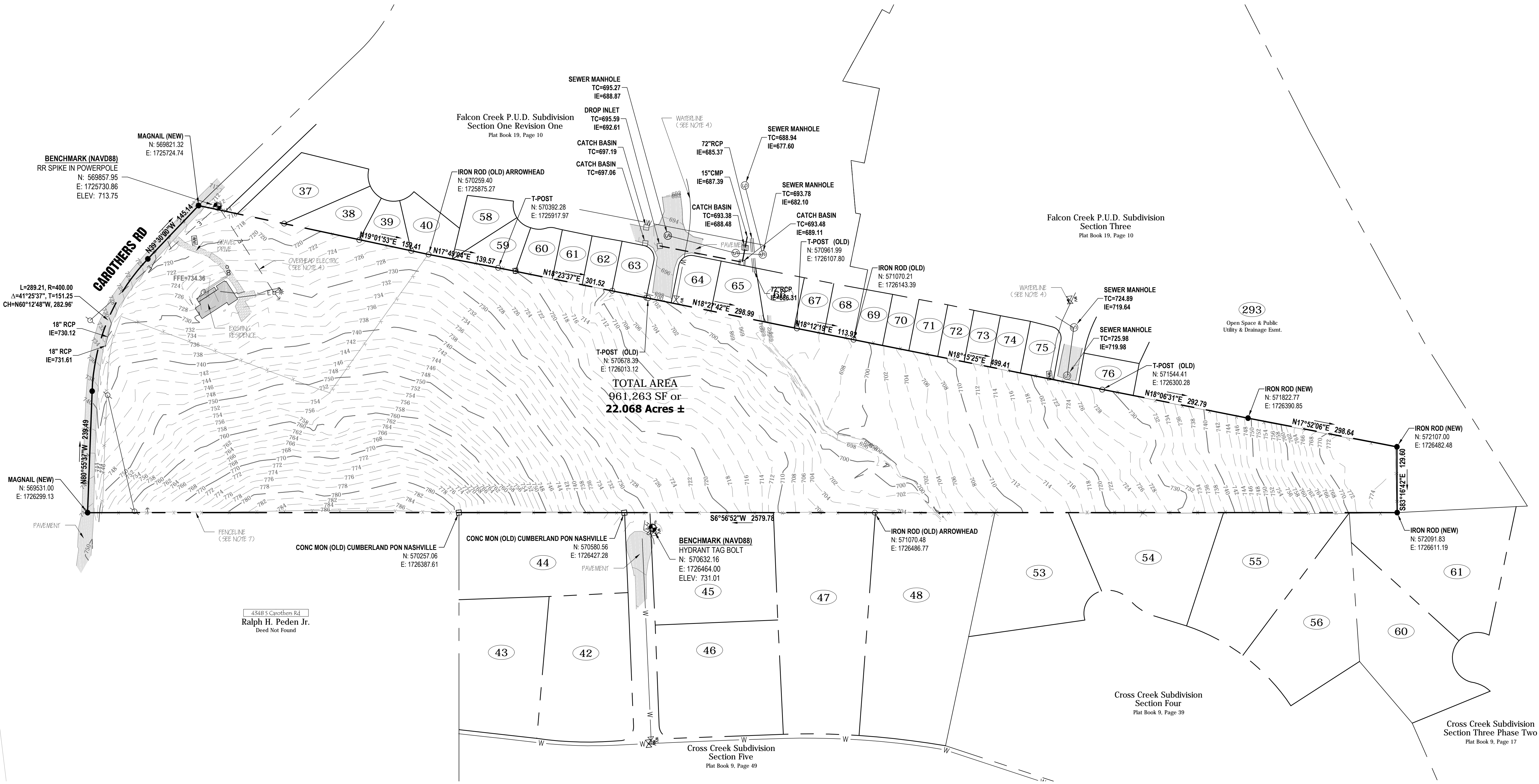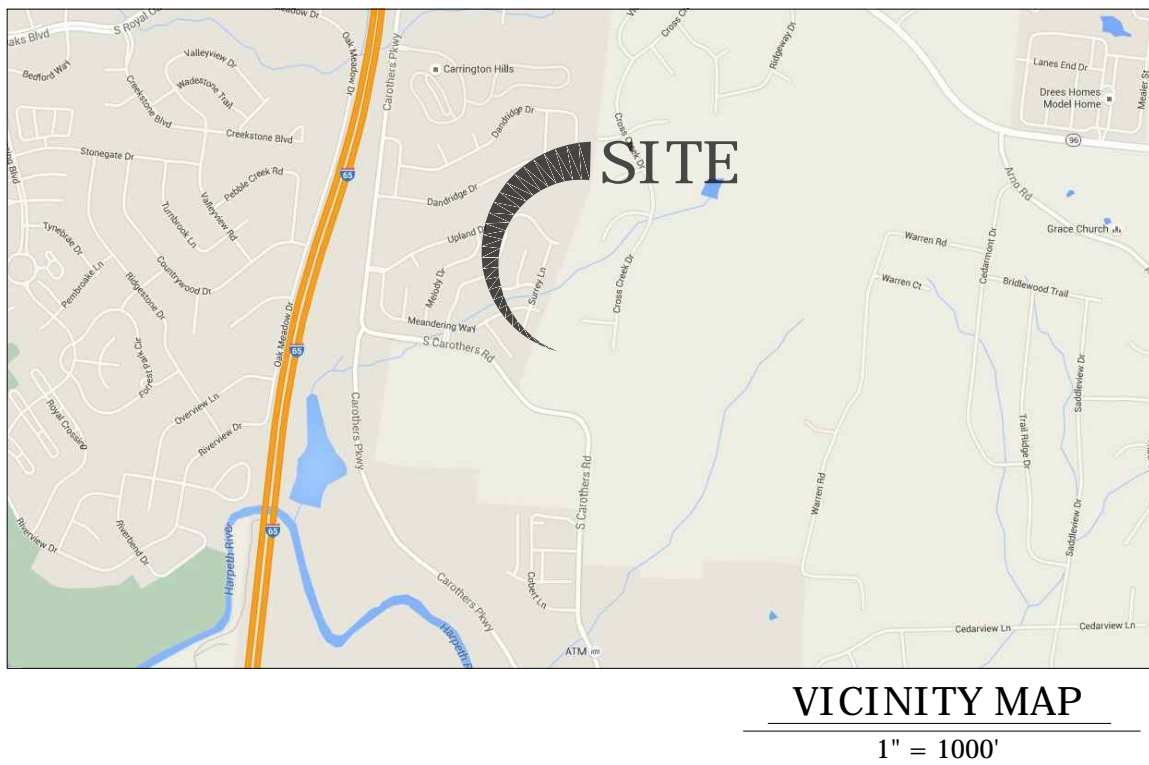
SURVEYOR'S CERTIFICATE

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

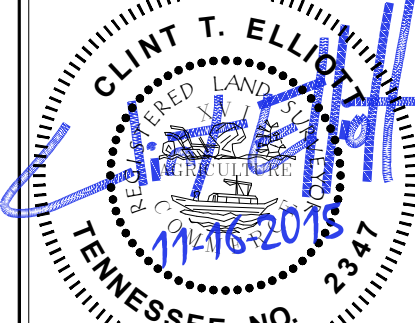Clint T Elliott, TN RLS # 2347

SURVEYOR'S NOTES

1. This Property is located in the 14th Civil District of Williamson County Tennessee.

2. Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)

3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel.

4. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.

5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.

6. This Survey does not address the existence or non-existance of any wetlands.

7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.

8. Property is currently Zoned R-1. Setbacks per current zoning, verify with City of Franklin Zoning Administration.

VICINITY MAP
1" = 1000'

SITE

Symbol Legend

Symbol	Denotes
	IRON ROD (OLD)
	BENCHMARK
	CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	EXISTING TREE
	WATER VALVE
WM	WATER METER
	IRON ROD (NEW)
	UTILITY POLE

GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

TOTAL AREA
961,263 SF or
22.068 Acres ±

Boundary & Topographic Survey

4338 S Carothers Road
Franklin, Williamson County, Tennessee

Boundary & Topographic Survey

Rev.	Date	Revision Description

Issue Date: 7-23-2015
Project ID: 150916 CAROTHERS
Drafted By: JG
Checked By:
Sheet Title:

Sheet No.
V-1.00