

ORDINANCE 2018-61

AN ORDINANCE TO REZONE 58.58 ACRES FROM SPECIFIC DEVELOPMENT VARIETY DISTRICT (2.61, 391012) TO SPECIFIC DEVELOPMENT VARIETY DISTRICT (10.48, 420875) FOR THE PROPERTY LOCATED AT THE INTERSECTION OF COOL SPRINGS BOULEVARD AND EAST MCEWEN DRIVE (AVALON SQUARE 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 (10.48, 420875) 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 2018-105, 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 Neighborhood Commercial and Specific Development Variety District to Specific Development Variety (10.48, 420875) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
061---00202	36.125
061---00215	8.422
061---00208	6.586
061---00216	7.448
Total	58.58

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 S. Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

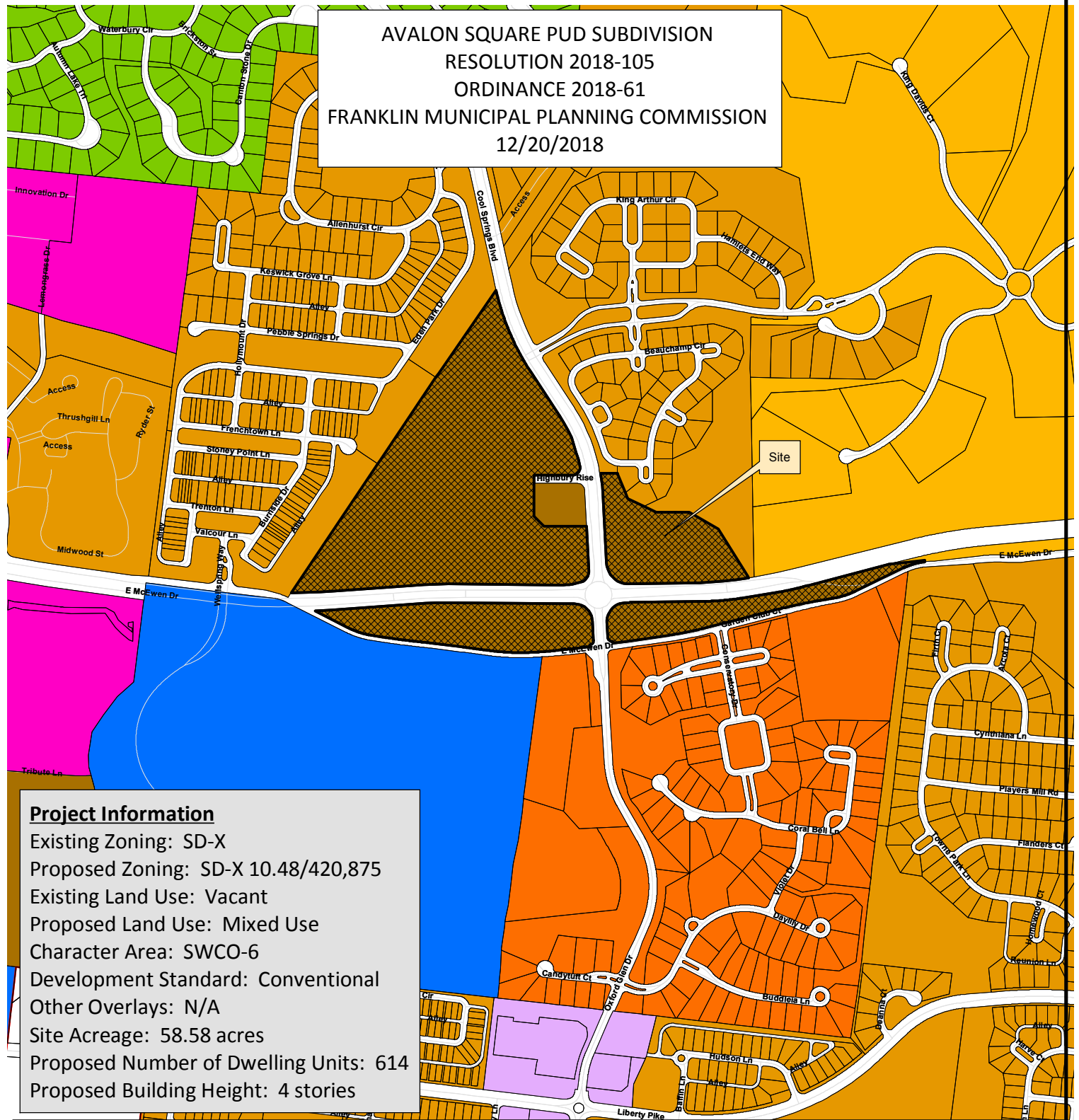
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

AVALON SQUARE PUD SUBDIVISION
RESOLUTION 2018-105
ORDINANCE 2018-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018



Project Information

Existing Zoning: SD-X
 Proposed Zoning: SD-X 10.48/420,875
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: SWCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 58.58 acres
 Proposed Number of Dwelling Units: 614
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Avalon Square PUD | 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.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2018. All rights reserved.

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 61, WILLIAMSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0202F, DATED 9/29/206 AND FIRM MAP NUMBER 47187C0208F, DATED 9/29/2006.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS PROVIDED BY OTHERS AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R-O-WC).
8. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF 07/05/2018 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: $H=0.2/V=0.2$. THE COMBINED GRID FACTOR OF 0.99993697 WAS CALCULATED AT SURVEY CONTROL POINT No. 500, AS SHOWN HEREON.
9. SURVEY FIELD DATA COLLECTED ON NOVEMBER 7, 2018.

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT POLICY NUMBER: 000507991 (71.37 AC ± TRACT LESS 6.27 AC ±)
EFFECTIVE DATE: SEPTEMBER 24, 2003 @ 8:43 AM

SCHEDULE B - SPECIAL EXCEPTIONS

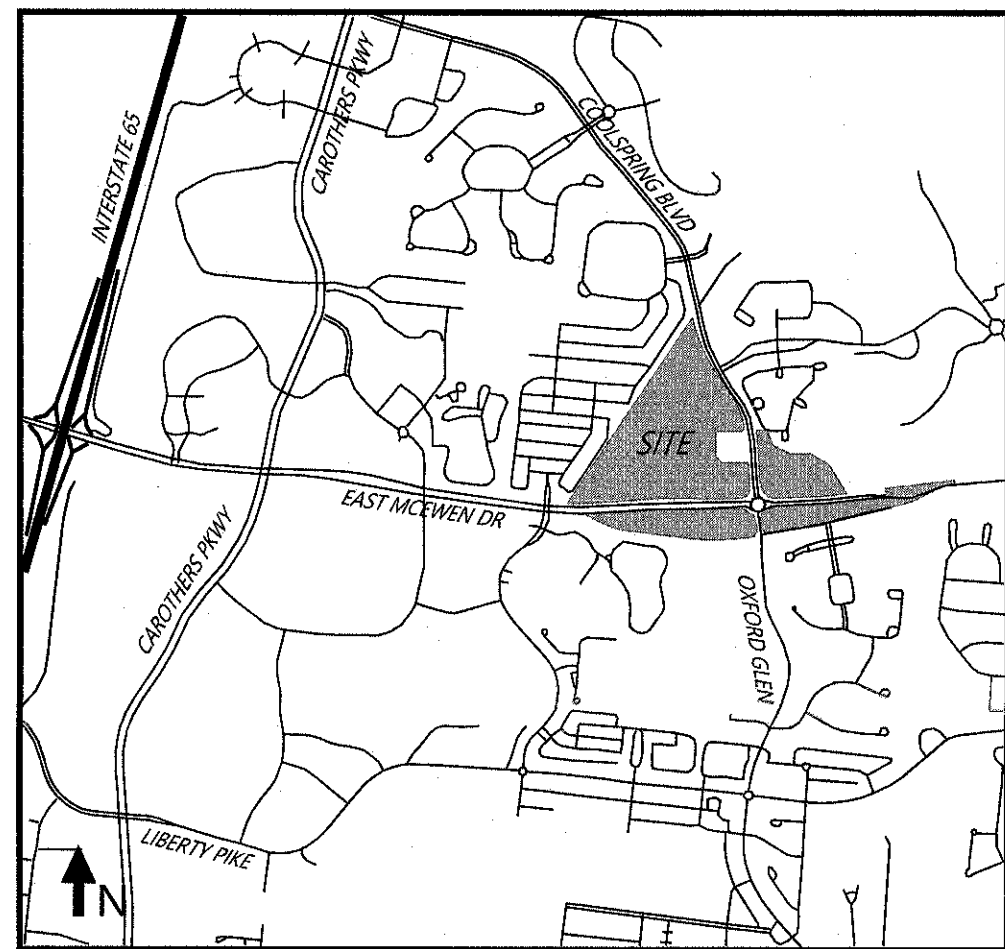
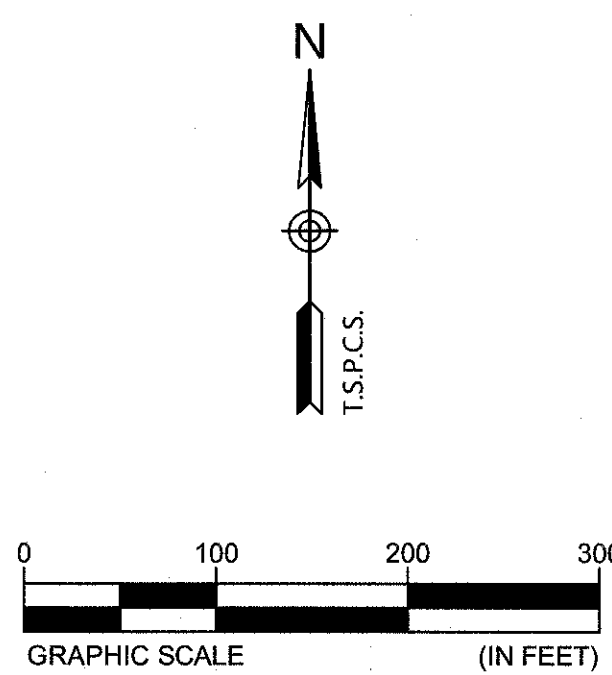
- ITEM #
4. BOOK 101, PAGE 588 DOES NOT AFFECT PROPERTY
 5. BOOK 75, PAGE 39 DOES NOT AFFECT PROPERTY
 6. BOOK 76, PAGE 81 DOES NOT AFFECT PROPERTY
 7. BOOK 1421, PAGE 684 AFFECTS PROPERTY AS SHOWN

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT POLICY NUMBER: 507991A (6.27 AC ± TRACT, PARCEL 2.08)
EFFECTIVE DATE: SEPTEMBER 24, 2003 @ 8:43 AM

SCHEDULE B - SPECIAL EXCEPTIONS

- ITEM #
4. BOOK 101, PAGE 588 DOES NOT AFFECT PROPERTY
 5. BOOK 75, PAGE 39 DOES NOT AFFECT PROPERTY
 6. BOOK 76, PAGE 81 DOES NOT AFFECT PROPERTY
 7. BOOK 1424, PAGE 684 AFFECTS PROPERTY AS SHOWN

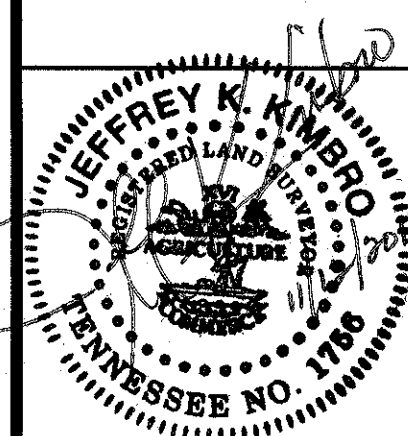


VICINITY MAP
NOT TO SCALE

LEGEND

PARCEL NO.	(XX)
IRON ROD (OLD)	● (R/O)
IRON ROD (SET)	● (R/N)
IRON PIPE (OLD)	● (P/O)
P. & N. (OLD)	● (P/O)
CONCRETE MON. (OLD)	■ (M/O)
PROPERTY LINE	---
FENCE LINE	-X-X-
OVERHEAD POWER LINE OH +
SANITARY SEWER LINE	8" S AN
STORM SEWER LINE	15" S T
WATER LINE	8" W
GAS LINE	2" G
ELECTRIC METER	⌞
TRAFFIC SIGNAL POST	⊙
UTILITY POLE	⊙
GUY WIRE	☆
UTILITY POLE W/ LIGHT	⊙
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
CURB INLET	⊙
CATCH BASIN	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙
GAS VALVE	⊙
SIGN POST	⊙
BOLLARD	⊙
CONCRETE	⊙

PARKES DEVELOPMENT GROUP, LLC
105 REYNOLD ROAD
FRANKLIN, TN 37064
615-319-8697



ALTA/NSPS LAND TITLE SURVEY

AVALON SQUARED, LLC

TAX MAP 61, PARCELS 2.02, 2.08, 2.15 & 2.16
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PROJECT NUMBER

5547-18-078

DATE

11/12/2018

SURVEYOR'S CERTIFICATE

To Parkes Family Limited Partnership, a Tennessee limited partnership; Avalon Squared, LLC, a limited liability company; Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 13, 14 & 20 of Table A thereof. The field work was completed on 11/07/2018.

(Date of Plat or Map) 11/12/2018

By: *Jeffrey K. Nimbardo* Date: 11/12/2018
Jeffrey K. Nimbardo, TN Registered Land Surveyor no. 1756

SITE DATA

PROPERTY LOCATED ON COOL SPRINGS BLVD
MAP 61, PARCELS 2.02, 2.08, 2.15 & 2.16

CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
DISTRICT: 14

SITE ADDRESS: INTERSECTION OF COOL SPRINGS BLVD
AND E MCEWEN DR
FRANKLIN, TENNESSEE

OWNER: AVALON SQUARED LLC
105 REYNOLDS DR
FRANKLIN, TN 37064

CURVE/LINE	LENGTH	RADIUS	DELTA	BEARING	CHORD	LENGTH
C1	99.61	70.00	81°31'47"	S89°42'45"W	91.41	
C2	117.74	88.75	113°37'17"	S88°17'22"W	117.02	
C3	142.51	1984.96	1°09'20"	S88°01'29"W	142.47	
C4	263.31	3782.22	2°00'36"	S87°57'08"W	263.26	
C5	535.31	1485.00	2°41'45"	S87°42'08"E	535.41	
C6	141.08	904.93	6°55'51"	S87°45'05"E	140.91	
C7	78.41	598.93	6°03'41"	S87°45'05"E	78.39	
C8	80.17	44.30	103°13'19"	S87°45'05"E	69.76	
C9	174.41	110.00	90°50'35"	N42°22'12"E	156.70	
C10	108.10	2313.79	2°46'18"	N42°22'12"E	107.92	
C11	58.42	585.00	5°43'18"	N42°22'12"E	58.39	
C12	54.48	2785.87	1°08'13"	N42°22'12"E	54.45	
C13	148.12	420.00	18°18'16"	S72°37'01"W	145.45	
C14	189.28	700.00	18°18'36"	S71°28'11"W	188.50	
C15	118.04	2000.00	2°46'41"	S71°28'11"W	117.94	
C16	195.72	2000.00	2°46'41"	S71°28'11"W	195.84	
C17	141.11	25.00	89°41'58"	S39°47'44"W	34.00	
C18	37.39	25.00	89°41'58"	S39°47'44"W	34.00	
C19	289.85	4085.51	7°03'08"	S84°40'27"W	289.59	
C20	197.41	1800.00	1°22'05"19"	N42°22'12"E	197.36	
C21	198.08	584.12	1°22'48"	N42°22'12"E	197.13	
C22	118.04	877.72	1°44'40"	N42°22'12"E	117.94	
C23	134.53	1854.86	4°09'20"	N42°22'12"E	134.50	
C24	168.73	110.00	86°50'42"	N42°22'12"E	151.22	
C25	109.88	1010.43	6°13'10"	N42°22'12"E	109.63	
C26	13.40	904.93	0°50'54"	S89°50'38"E	13.40	
C27	304.10	2609.79	6°17'04"	S89°50'38"E	303.95	
C28	202.29	130.00	89°09'25"	N47°37'48"W	182.49	

LINE	LENGTH	RADIUS	DELTA	BEARING	CHORD	LENGTH
L1	528.28	38.11	41°04'	S72°37'01"W	41.04	
L2	517.97	38.11	41°04'	S72°37'01"W	41.04	
L3	450.00	38.11	41°04'	S72°37'01"W	41.04	
L4	450.00	38.11	41°04'	S72°37'01"W	41.04	
L5	450.00	38.11	41°04'	S72°37'01"W	41.04	
L6	450.00	38.11	41°04'	S72°37'01"W	41.04	
L7	450.00	38.11	41°04'	S72°37'01"W	41.04	
L8	450.00	38.11	41°04'	S72°37'01"W	41.04	
L9	450.00	38.11	41°04'	S72°37'01"W	41.04	
L10	450.00	38.11	41°04'	S72°37'01"W	41.04	
L11	450.00	38.11	41°04'	S72°37'01"W	41.04	
L12	450.00	38.11	41°04'	S72°37'01"W	41.04	
TOTAL	2551920	58.58				

PARCEL	SQ. FT.	ACRES
2.02	1573635	36.13
2.08	287014	6.59
2.15	368448	8.42
2.16	324425	7.45
TOTAL	2551920	58.58

DRAWING DATA: L:\Projects\2018\5547-18-078_Parkes Development Group, LLC_Avalon of Franklin, Franklin CAD Survey\Job\Survey\FOLDER-4_DRAWSET_Parkes Family LP.dwg, 11/07/2018, 11:00am