ORDINANCE 2019-13

AN ORDINANCE TO ZONE 318.49 ACRES SPECIFIC DEVELOPMENT – RESIDENTIAL DISTRICT (SD-R 2.36), HILLSIDE OVERLAY DISTRICT (HHO), GOOSE CREEK CHARACTER AREA OVERLAY DISTRICT (GCCO-5), MCLEMORE CHARACTER AREA OVERLAY DISTRICT (MLCO-2), AND "EITHER" STANDARDS, FOR SEVERAL PROPERTIES LOCATED EAST AND WEST OF LEWISBURG PIKE AND NORTH AND SOUTH OF THE INTERSECTION AT STREAM VALLEY BOULEVARD (SOUTHBROOKE PUD SUBDIVISION).

WHEREAS, Florence McKeithan; Dwight Stacey; Hill Tennessee, LLC; and Marvin Pratt, ("Owners") of property located east and west of Lewisburg Pike and north and south of the intersection at Stream Valley Boulevard ("Property"), petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City") to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2019-42 and Resolution 2019-41; and

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

WHEREAS, the Specific Development – Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5), McLemore Character Area Overlay District (MLCO-2), and "Either" Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2019-40, 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 (FMPC).

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 Properties shall be, and are hereby, zoned the following: Specific Development – Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5), McLemore Character Area Overlay District (MLCO-2), and "Either" Standards:

PREMISES CONSIDERED

Map-Parcel	Base Zoning	Overlay	Character	Acres
			Area	
117-12.00	SD-R (2.45)	HHO Buffer	MLCO-2	32.307 AC
117-13.00	SD-R (2.45)	HHO Buffer	MLCO-2	40.181 AC
118-49.00	SD-R (2.45)	HHO Buffer	MLCO-2	
		ННО		
117-19.01	SD-R (2.45)	N/A	GCCO-5	74.953 AC
117-19.02	SD-R (2.45)	N/A	GCCO-5	
117-14.00	SD-R (2.45)	HHO Buffer	MLCO-2	171.050 AC
		ННО		
118-49.01	SD-R (2.45)	HHO Buffer	MLCO-2	
		ННО		
118-50.01	SD-R (2.45)	HHO Buffer	MLCO-2	
		ННО		
118-50.02	SD-R (2.45)	HHO Buffer	MLCO-2	
133-01.00	SD-R (2.45)	HHO Buffer	MLCO-2	
		нно		
Total				318.491 AC

SECTION II: That the attached Location Map and Legal Description 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:

By: _____ Eric Stuckey City Administrator/Recorder

Approved as to form by:

Shauna R. Billingsley City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

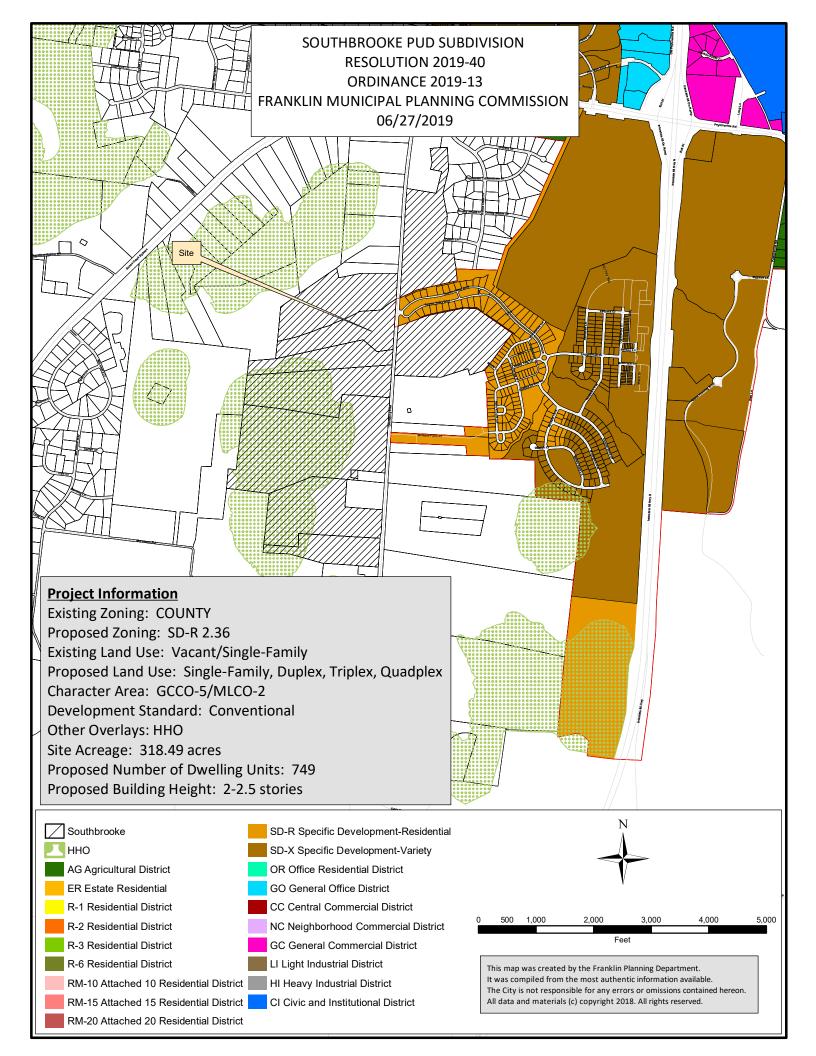
PUBLIC HEARING HELD:

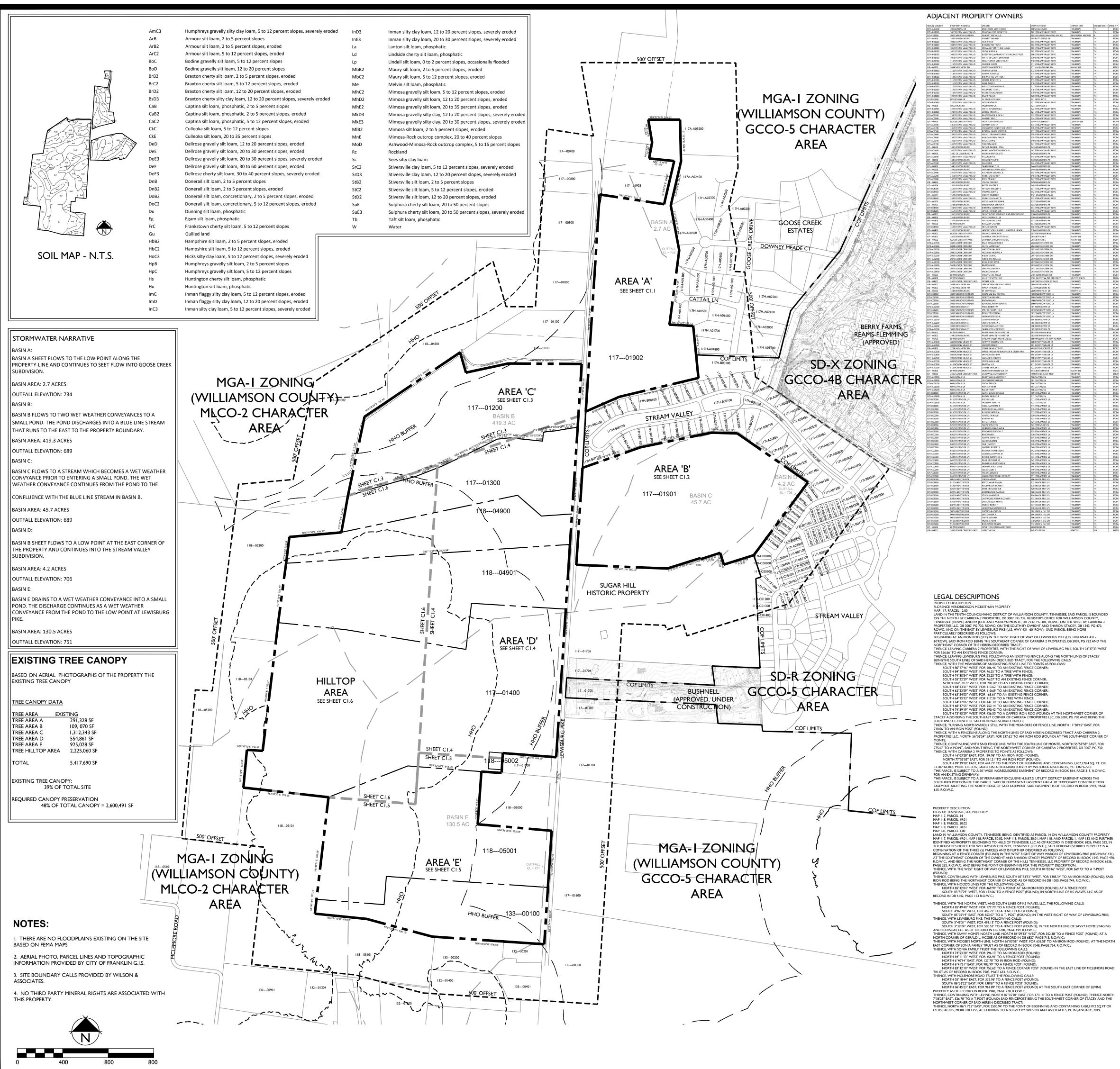
PASSED SECOND READING:

PASSED THIRD READING:

CITY OF FRANKLIN, TENNESSEE:

Ву:	
Dr. Ken Moore	
Mayor	





SITE DATA CHART

PROJECT NAME:

PROJECT #: ADDRESS:

COUNTY

CIVIL DISTRICT: EXISTING ZONING:

PROPOSED ZONING: EXISTING CHARACTER AREA: OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: ACREAGE OF SITE: SQUARE FOOTAGE OF SITE EXISTING TREE CANOPY:

APPLICANT: ADDRESS:

CONTACT:

PARCEL OWNERS

117---01200

FLORENCE E.H. MCKEITHAN 4416 BEEKMAN DRIVE NASHVILLE, TN 37215

117---01300 &118---04900 DWIGHT STACEY 1490 LEWISBURG PIKE FRANKLIN, TN 37064

|17---01400, |18---04901, |18---05001, |18---05002, |33---00100 THE HILLS TENNESSEE, LLC CHARLES L. COLLUM 2381 EAST VINA DEL MAR BLVD ST. PETE BEACH, FL 33706

||7---0|90| & ||7---0|902

MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION DWIGHT STACEY PROPER MAP 117, PARCEL 13, MAP 118 PARCEL 49

AP 118, PARCEL 49.
ND IN WILLIAMSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL 13 ON WILLIAMSON COUNTY PROPERTY
AP 117 AND PARCEL 49 ON MAP 118; SAID PROPERTY IS FURTHER IDENTIFIED AS PROPERTY BELONGING TO
VIGHT STACEY AS OF RECORD IN DEED BOOK 1543, PAGE 470, IN THE REGISTER'S OFFICE FOR WILLIAMSON
DUNTY, TENNESSEE (R.O.W.C.); SAID HEREIN-DESCRIBED PROPERTY IS A COMBINATION OF BOTH PARCELS AND IS
RTHER DESCRIBED AS FOLLOWS;
GINNING AT A WOOD FENCE POST (FOUND) IN THE WEST RIGHT OF WAY MARGIN OF LEWISBURG PIKE
(GHWAY 431) AT THE SOUTHEAST CORNER OF THE FLORENCE MCKEITHAN PROPERTY OF RECORD IN BOOK 1065,
GE 266, R.O.W.C., AND BEING THE NORTHEAST CORNER OF DWIGHT STACEY PROPERTY HEREIN DESCRIBED AND
ING THE POINT OF BEGINNING FOR THIS PROPERTY DESCRIPTION;
IENCE, WITH THE WEST RIGHT OF WAY OF LEWISBURG PIKE, SOUTH 03°44'47" WEST, FOR 1,033.85' TO A WOOD
NCE CORNER (FOUND) AT THE NORTHEAST CORNER OF THE HILLS TENNESSEE LLC PROPERTY OF RECORD IN
00K 6826, PAGE 282, R.O.W.C.;
IENCE, WITH THE NORTH LINE OF THE HILLS TENNESSEE, LLC, SOUTH 86°I I '55" WEST, FOR 2,500.94' TO A CORNER
NCE POST (F) BEING A CORNER OF LAWRENCE E. LEVINE AS OF RECORD IN BOOK 1940, PAGE 278, R.O.W.C. AND
IE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
IENCE, WITH CARRERA 2 PROPERTIES FOR THE FOLLOWING CALLS:
NORTH 07°06'04'' EAST, FOR 233.54' TO AN IRON ROD (F);
NORTH 85°01'59" EAST, FOR 458.55' TO AN IRON ROD (F) AT A FENCE CORNER;
NORTH 10°11'00'' EAST, FOR 327.09' TO AN IRON ROD (F) AT MCKEITHAN'S SOUTHWEST CORNER, BEING THE
DRTHWEST CORNER OF SAID HEREIN-DESCRIBED PARCEL;
IENCE, WITH MCKEITHAN'S SOUTH LINE FOR THE FOLLOWING CALLS:
NORTH 73°45'29" EAST, FOR 426.50' TO A FENCE CORNER (F);
NORTH 74°39'19" EAST, FOR 190.42' TO A FENCE CORNER (F);
NORTH 68°37'55" EAST, FOR 252.14' TO A FENCE CORNER (F);
NORTH 64°32'06" EAST, FOR 141.38' TO A TREE AT FENCE (F);
NORTH 64°25'33" EAST, FOR 117.36' TO A FENCE POST (F);
NORTH 63°54'03" EAST, FOR 168.61' TO A FENCE POST (F);
NORTH 62°23'59" EAST, FOR 110.69' TO A TREE AT FENCE (F);
NORTH 84°23'21" EAST, FOR 113.62' TO A FENCE POST (F);
SOUTH 84°18'15" EAST, FOR 288.80' TO A T-POST (F) AT FENCE CORNER;
NORTH 05°22'29" EAST, FOR 76.07' TO A TREE IN FENCE (F);
NORTH 74°35'54" EAST, FOR 22.25' TO A TREE IN FENCE (F);

NORTH 84°30'02" EAST, FOR 76.25' TO A FENCE POST (F); NORTH 80°27'46" EAST, FOR 206.46' TO THE POINT OF BEGINNING AND CONTAINING 1,750,305.5 SQ.FT. OR 40.181 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, PC IN JANUARY, 2019

PROPERTY DESCRIPTION MARVIN H. PRATT FAMILY

LIMITED PARTNERSHIP MAP 117, PARCEL 19.01 LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE STREAM VALLEY SECTION 1 AS OF RECORD IN BOOK P46, PAGE IOI, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), ON THE EAST BY STREAM VALLEY SECTION 2 AS OF RECORD IN BOOK P50, PAGE 79, R.O.W.C., AND STREAM VALLEY SECTION 3 OF RECORD IN BOOK P51, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK S1, PAGE 33, R.O.W.C.; ON THE SOUTH BY WALTER T. BATES AND MARY JO BATES AS OF RECORD IN BOOK S1, PAGE 33, R.O.W.C.; ON THE SOUTH BY WY 431 - R.O.W. VARIES' SID PARCEL BRING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PIKE (U.S. HWY 43) -R.O.W. VARIEŚ): SAID PARCEL BEING MORE PARTICULARLY DESCHBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 43] - ROW VARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF STREAM VALLEY, SECTION I AND THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT; THENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF STREAM VALLEY, SECTION I BEING THE NORTH LINES OF AID HEREIN-DESCRIBED PARCEL FOR THE FOLLOWING CALLS: NORTH 70°29'37" EAST, FOR 542.80' TO AN IRON PIN; NORTH 78°20'37" EAST, FOR 635.43' TO AN IRON POST; SOUTH 88°11'23" EAST, FOR 227, 14' TO AN IRON POST AT THE CORNER OF STREAM VALLEY SECTION 2: THENCE, WITH STREAM VALLEY SECTION 2, SOUTH 55° 16'32" EAST, FOR 755.94" TO A CAPPED IRON PIN (FOUND); THENCE, WITH STREAM VALLEY SECTION 3, SOUTH 36° 38'37" WEST, FOR 798.58" TO AN IRON PIN, SAID IRON PIN BEING THE NORTHEAST CORNER OF WALTER T. BATES AND MARY JO BATES; THENCE, WITH BATES' NORTH LINES FOR CALLS AS FOLLOWS: SOUTH 72'3341" WEST, FOR 274.79' TO A FENCE CORNER (FOUND); NORTH 17'4872" WEST, FOR 107.92' TO AN IRON POST; SOUTH 72'08'37" WEST, FOR 177.92' TO AN IRON PIN; NORTH 20°37'49" WEST, FOR 9.95' TO AN IRON PC

NORTH 87°40'51" WEST, FOR 800.02' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE THENCE, WITH SAID RIGHT OF WAY OF LEWISBURG PIKE, NORTH 03°41'12" EAST, FOR 854.80" TO THE POINT OF BEGINNING AND CONTAINING 1,825,907.6 SQ. FT. OR 41.917 ACRES OR , MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C. IN AUGUST OF 2018.

OUTH 72°29'07" WEST, FOR 306.68' TO AN IRON POS

PROPERTY DESCRIPTION MARVIN H, PRATT FAMILY LIMITED PARTNERSHIP MAP 117 PARCEL 1902 LAND IN THE TENTH COUNCILMANIC DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID PARCEL IS BOUNDED ON THE NORTH BY THE HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG, AS OF RECORD IN BOOK 1202, PAGE 233, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), AND ON THE EAST BY GOOSE CREEK SECTORY LAND 2 BOOK DO 20 DACE AND BOOK P3 DAGE 100 BOOK DE AGE 120 RESPECTIVELY AND RS TREAM VALLEY SECTION STATES SECTION I AND 2, BOOK P23, PAGE AND BOOK P25, PAGE 120 RESPECTIVELY, AND BY STREAM VALLEY SECTION LIGOOK P46, PAGE 101) ON THE EAST AND SOUTH, AND BY LEWISBURG PIKE (U.S. HWY 431 -R.O.W. VARIES) ON THE WEST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN (FOUND) IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE (U.S. HIGHWAY 431 - ROW ARIES), SAID IRON PIN BEING THE SOUTHWEST CORNER OF HAEKWAN HWANG AND WIFE, KYUNGHEE HWANG AND BEING A NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT HENCE, LEAVING LEWISBURG PIKE WITH THE SOUTH LINE OF HWANG, SOUTH 81°26'34" EAST, FOR 573.15' TO AN IRON POST AT THE SOUTHEAST CORNER OF HWANG; THENCE, CONTINUING WITH HWANG FOR THE FOLLOWING CALLS: NORTH 13°07'26" EAST, FOR 390.00' TO AN IRON PIN: NORTH 84' 16'37' WEST, FOR 221.50' TO AN IRON PIN; NORTH 19'33'26'' EAST, FOR 143.00' TO AN IRON PIN; NORTH 10'33'26'' EAST, FOR 143.00' TO AN IRON PIN; SOUTH 89'51'34'' EAST, FOR 229.50' TO AN IRON PIN; SOUTH 89'51'34'' EAST, FOR 203.80' TO AN IRON PIN; SOUTH 89'51'34'' EAST, FOR 369.09' TO AN IRON PIN; SOUTH 91'21'34'' EAST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO AN IRON PIN; SOUTH 13'09'21'' WEST, FOR 369.09' TO A AN IRON PIN; SOUTH 10''21'33''' WEST, FOR 433.59' TO A CAPPED IRON PIN (FOUND); SOUTH 10''21'31'' WEST, FOR 459.00' TO AN IRON PIN; SOUTH 65'46'34'' EAST, FOR 403.59' TO A CAPPED IRON PIN (FOUND); SOUTH 65'46'34'' EAST, FOR 459.06' TO A FIENCE CORNER (FOUND) AT A CORNER OF STREAM VALLEY SUBDIVISION SECTION 1, AS OF RECORD IN BOOK P46, PAGE 101, R.O.W.C.; THENCE, WITH THE NORTH LINES OF STREAM VALLEY SECTION 1 FOR THE FOLLOWING: SOUTH 66'17'26'' WEST, FOR 321.00' TO AN IRON PIN; SOUTH 66'17'26'' WEST, FOR 321.00' TO AN IRON PIN; SOUTH 66'17'26'' WEST, FOR 321.00' TO AN IRON PIN; SOUTH 66'17'26'' WEST, FOR 321.00' TO AN IRON PIN; SOUTH 66'17'26'' WEST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, NORTH 03''38'26' EAST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, NORTH 03''38'26' EAST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, NORTH 03''38'26' EAST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, NORTH 03''38'26' EAST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, NORTH 03''38'26'' EAST, FOR 321.00' TO AN IRON PIN IN THE EAST RIGHT OF WAY OF LEWISBURG PIKE; THENCE, NORTH 03''38'26'' EAST, FOR 321.00' TO AN I NORTH 84°16'34" WEST, FOR 221,50' TO AN IRON POST

SOUTHBROOKE PUD SUBDIVISION LEWISBURG PIKE FRANKLIN WILLIAMSON TENNESSEE

(WILLIAMSON COUNTY) SD-R (2.36) GCCO-5 & MLCO-2 HHO, HHO BUFFER EITHER 318.491 AC 13,873,470.1 SF 5,417,690 SF

124.37 AC (39%)

6974

10TH

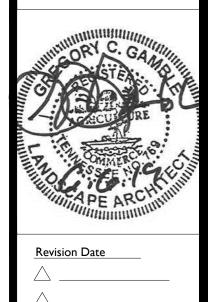
MGA-I

GDC 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE



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