

ORDINANCE 2019-43

AN ORDINANCE TO REZONE 7.0 ACRES FROM GENERAL OFFICE (GO) DISTRICT TO GENERAL COMMERCIAL (GC) DISTRICT FOR THE PROPERTY LOCATED NORTH OF GOOSE CREEK BYPASS AND WEST OF INTERSTATE 65 SOUTH, LOCATED AT 2406 OLD PEYTONSVILLE ROAD.

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

WHEREAS, the General Commercial district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; 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 Office** District to **General Commercial** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
117-22.00	5.0
117-22.01	2.0
Total	7.0

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:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

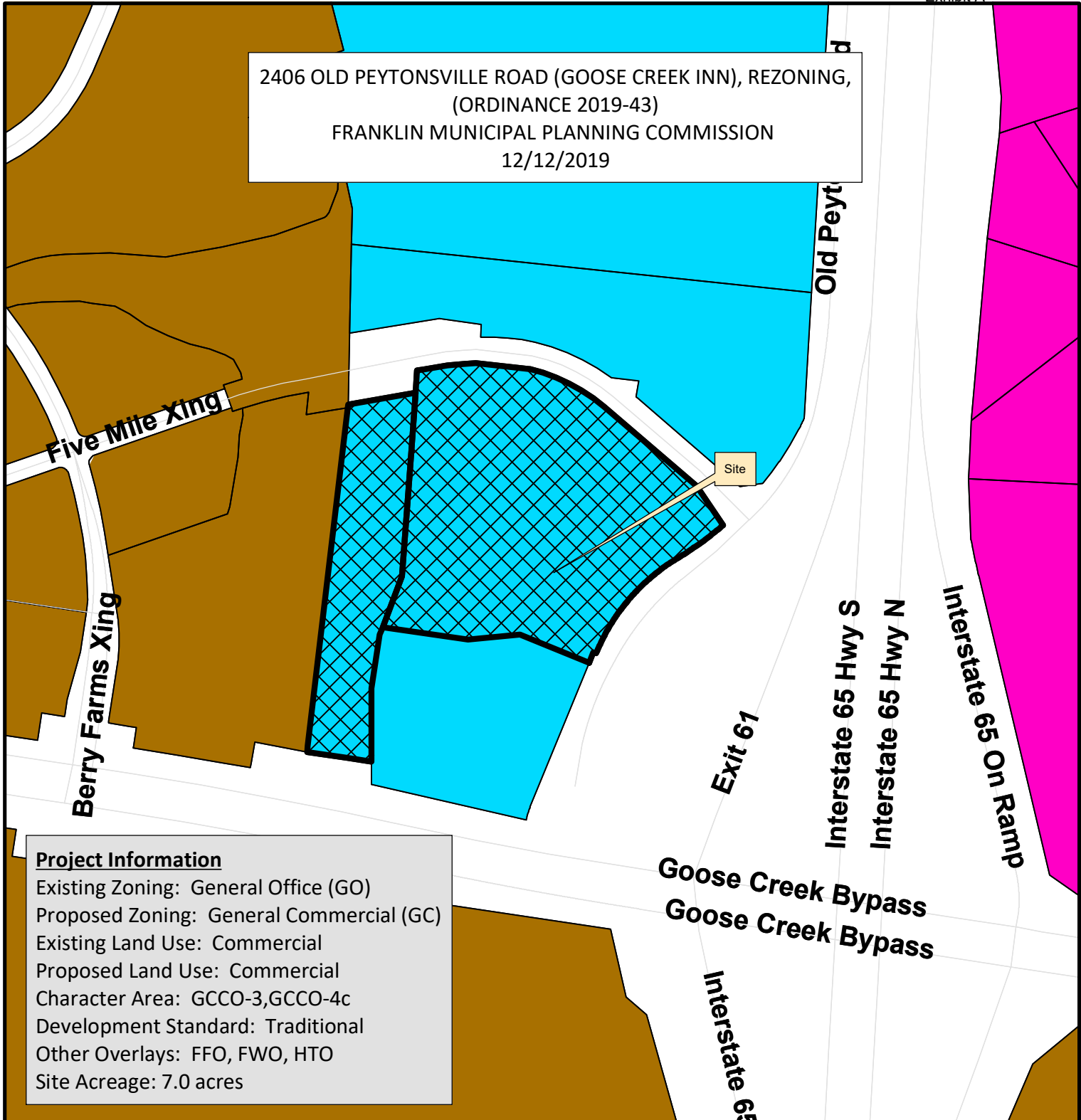
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

2406 OLD PEYTONSVILLE ROAD (GOOSE CREEK INN), REZONING,
(ORDINANCE 2019-43)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/12/2019



Project Information

Existing Zoning: General Office (GO)
Proposed Zoning: General Commercial (GC)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: GCCO-3, GCCO-4c
Development Standard: Traditional
Other Overlays: FFO, FWO, HTO
Site Acreage: 7.0 acres

- | | |
|--|---------------------------------------|
| 2406 Old Peytonsville Rd. | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



0 125 250 500
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 herein.
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VICINITY MAP
NOT TO SCALE

ALDERMAN DISTRICT:
ALDERMAN MEMBER:
PARCEL ID.:
SITE ADDRESS:

SITE ACREAGE:
EXISTING ZONING:
PROPOSED ZONING:
DEVELOPMENT STANDARD:
CHARACTER AREA OVERLAY:
OTHER OVERLAYS:

PROPERTY OWNER:
ADDRESS:

DEVELOPER CONTACT NAME:
CONTACT E-MAIL ADDRESS:

PROJECT REPRESENTATIVE:
ADDRESS:

PHONE NO.:
CONTACT NAME:
CONTACT E-MAIL ADDRESS:

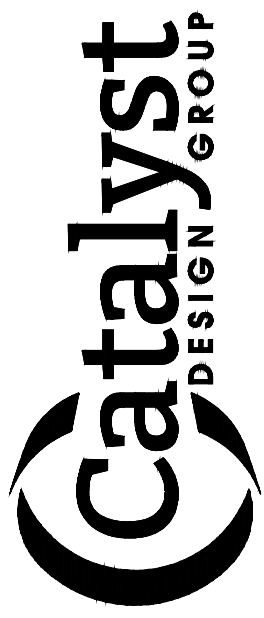
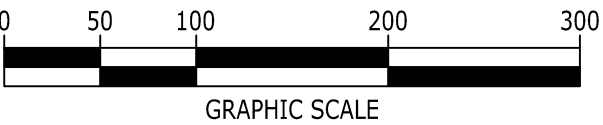
FEMA PANEL:
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO COMMUNITY PANEL NO. 47187C035F, SEPTEMBER 29, 2006, COMMUNITY NAME:
WILLIAMSON COUNTY.

WARD 3
SCOTT SPEEDY
117 02200 & 117 02201
2406 & 2412 GOOSE CREEK BYPASS
FRANKLIN, TN
7.0 AC (306.250 SF)
GENERAL OFFICE (GO)
GENERAL COMMERCIAL (GC)
TRADITIONAL
GCCO-3
FFO, FWO, HTO

ROBERT MOORE
2406 & 2412 GOOSE CREEK BYPASS
FRANKLIN, TN
WILL SCHAEDEL
WSCHAEDEL@CHARTWELLHOSPITALITY.COM

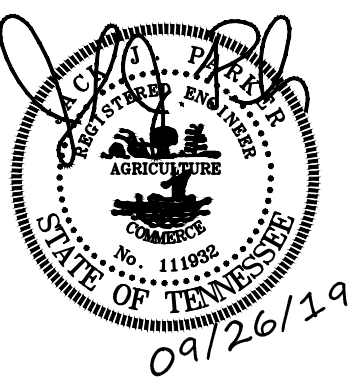
CATALYST DESIGN GROUP
5016 CENTENNIAL BLVD., STE 200
NASHVILLE, TN 37209
615-866-2410
JACK PARKER
JPARKER@CATALYST-DG.COM

1. WATER FACILITIES: WATER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL PUBLIC WATER MAINS SHALL BE IN A 20" EASEMENT. AN AVAILABILITY REQUEST WILL BE SUBMITTED AT A LATER STAGE OF DEVELOPMENT ONCE THE USES AND DENSITY HAVE BEEN FINALIZED.
2. SEWER FACILITIES: SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL PUBLIC SEWER LINES SHALL BE IN A 20" EASEMENT. AN AVAILABILITY REQUEST WILL BE SUBMITTED AT A LATER STAGE OF DEVELOPMENT ONCE THE USES AND DENSITY HAVE BEEN FINALIZED.
3. REPURIFIED (REUSED) WATER: REPURIFIED WATER MAY BE INCORPORATED ON SITE IF AVAILABLE.
4. STREETS AS SHOWN ON THE MAJOR THOROUGHFARE PLAN: THE SITE HAS ACCESS TO FIVEMILE CROSSING AND OLD PEYTONSVILLE ROAD. A TRAFFIC/PARKING IMPACT STUDY WILL BE FINALIZED AT A LATER STAGE OF DEVELOPMENT ONCE THE USES AND DENSITY HAVE BEEN FINALIZED.
5. DRAINAGE FACILITIES: IT IS ESTIMATED THAT APPROXIMATELY 85% OF THE DEVELOPABLE PORTION OF THE PROPERTY WILL BE IMPERVIOUS AT THE COMPLETION OF BUILD-OUT. THE SITE WILL REQUIRE ON SITE WATER QUALITY TREATMENT PRACTICES TO TREAT STORMWATER FROM THE SITE. THESE PRACTICES SHALL CONFORM TO CITY OF FRANKLIN STANDARDS.
6. POLICE STATION: THE FRANKLIN POLICE DEPARTMENT IS LOCATED WITHIN 6.5 MILES OF THE SITE.
7. FIRE SERVICE PROVIDED BY THE CITY OF FRANKLIN FIRE STATION 7 IS LOCATED WITHIN 3 MILES OF THE SITE AT 4201 LONG LAKE.
8. MULTIPLE RECREATIONAL FACILITIES ARE LOCATED WITHIN 7 MILES OF THE SITE.
9. ALL REFUSE AND SANITATION COLLECTION SHALL BE PUBLIC AND PROVIDED BY THE CITY OF FRANKLIN.
10. THERE ARE NO KNOWN MINERAL RIGHTS ON THE SITE.



3010 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37203
(615) 866-2410 | WWW.CATALYST-DG.COM

**CHARTWELL
HOSPITALITY**
5000 MERIDIAN BLVD.,
STE 750
FRANKLIN, TN 37067
615-550-1270



COF # 7080
CHARTWELL - OLD GOOSE
CREEK INN REZONING
2406 & 2412 GOOSE CREEK BYPASS
FRANKLIN, TN
WILLIAMSON COUNTY

[illegible]

DRAWING TITLE

REZONING EXHIBIT

PROJECT NUMBER
20190058

DRAWING NUMBER