

**ORDINANCE 2019-45**

**AN ORDINANCE TO REZONE 1.95 ACRES FROM DETACHED RESIDENTIAL (R-2) DISTRICT TO PLANNED PD (3.59) DISTRICT FOR THE PROPERTY LOCATED WEST OF CAROTHERS PARKWAY AND SOUTH OF DANDRIDGE DRIVE, 3513 CAROTHERS PARKWAY.**

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

**WHEREAS**, the Planned 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 2019-114, 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 Detached Residential 2 District to Planned District:

PREMISES CONSIDERED	
Map-Parcel	Acres
Map 89 parcel 26	1.95
Total	1.95

**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:

\_\_\_\_\_

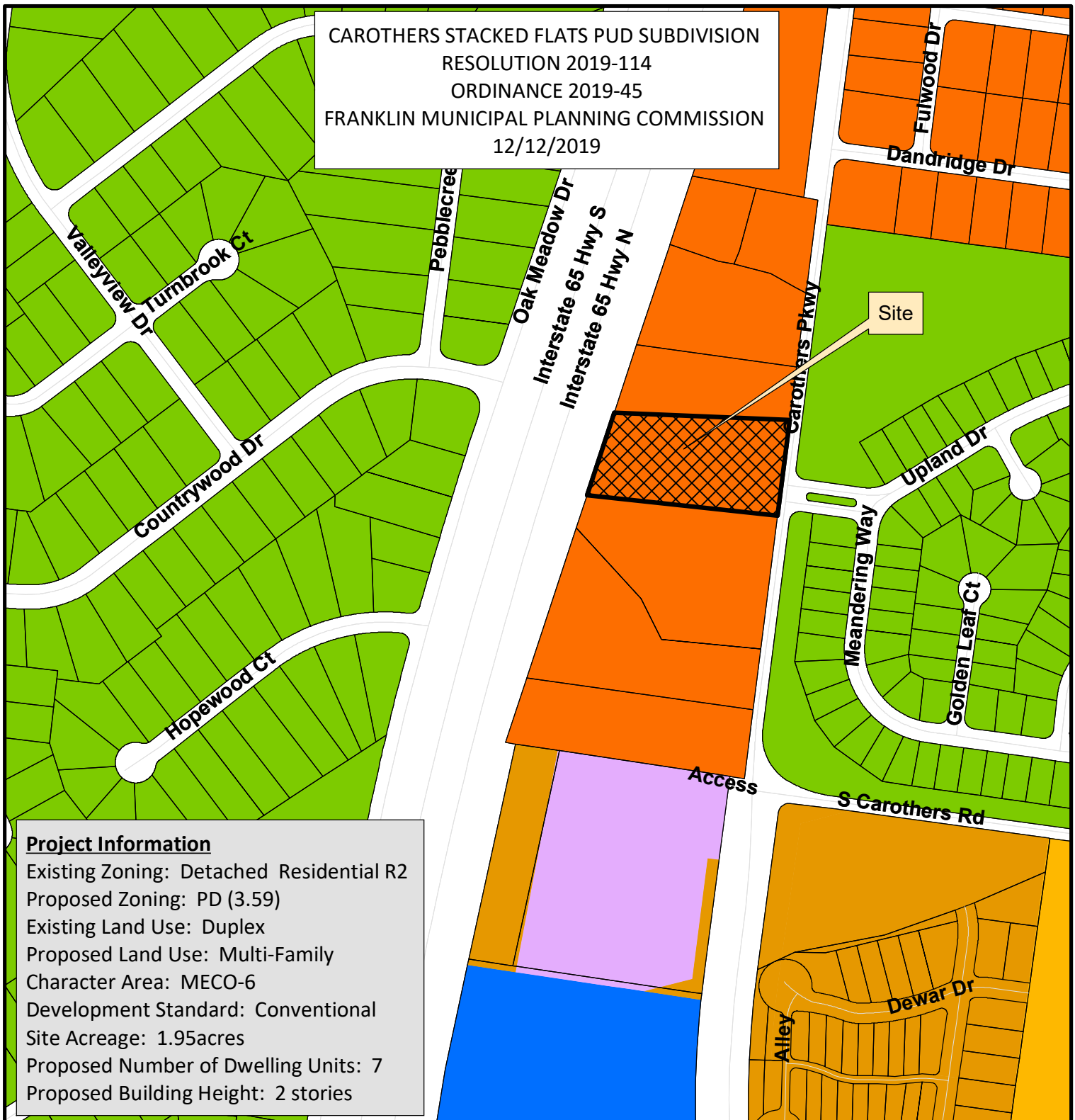
PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

\_\_\_\_\_

CAROTHERS STACKED FLATS PUD SUBDIVISION  
RESOLUTION 2019-114  
ORDINANCE 2019-45  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
12/12/2019



### Project Information

Existing Zoning: Detached Residential R2  
Proposed Zoning: PD (3.59)  
Existing Land Use: Duplex  
Proposed Land Use: Multi-Family  
Character Area: MECO-6  
Development Standard: Conventional  
Site Acreage: 1.95 acres  
Proposed Number of Dwelling Units: 7  
Proposed Building Height: 2 stories

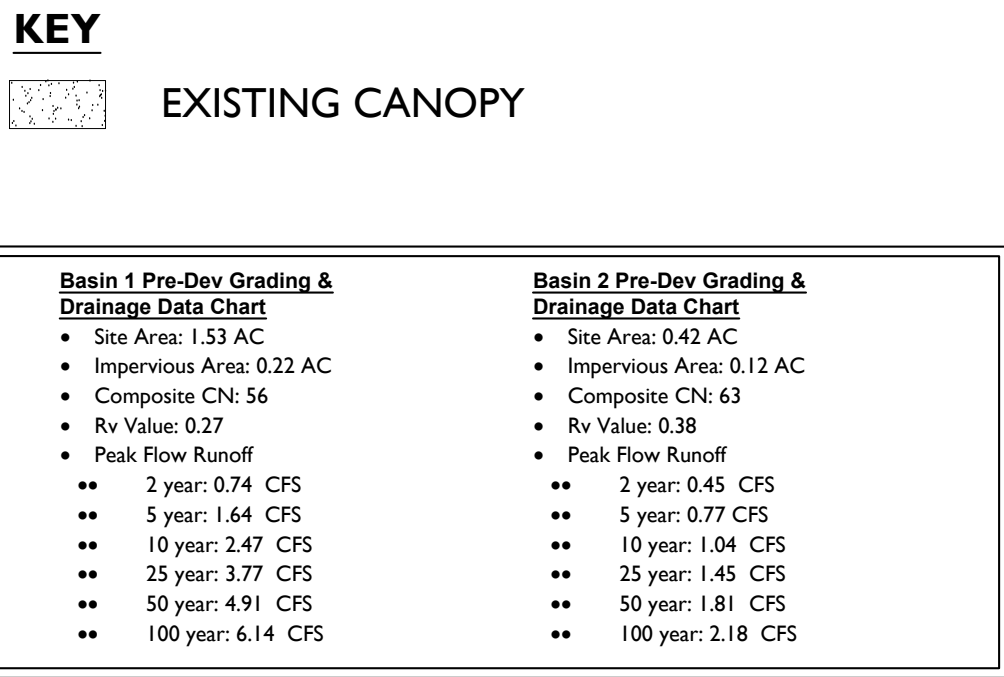
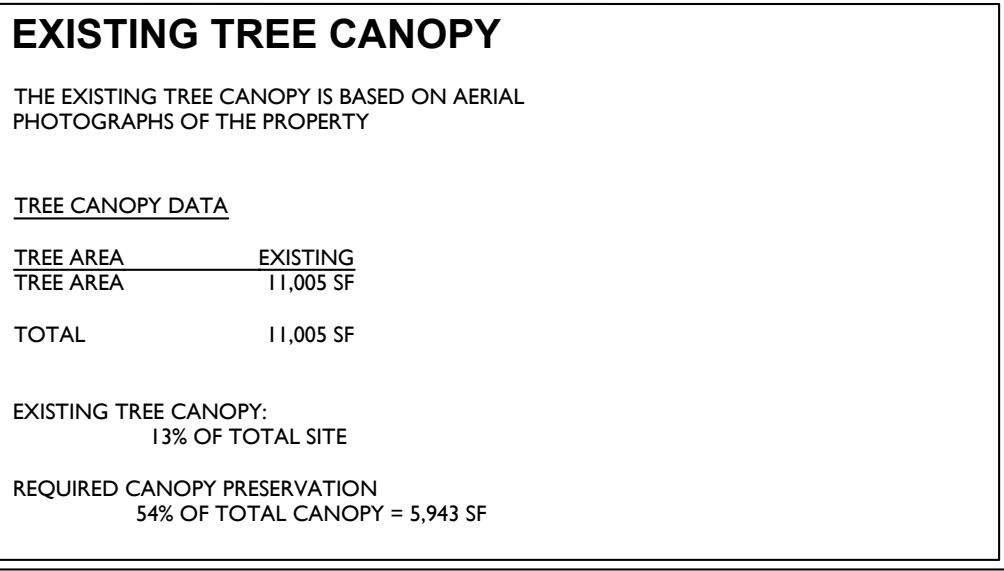
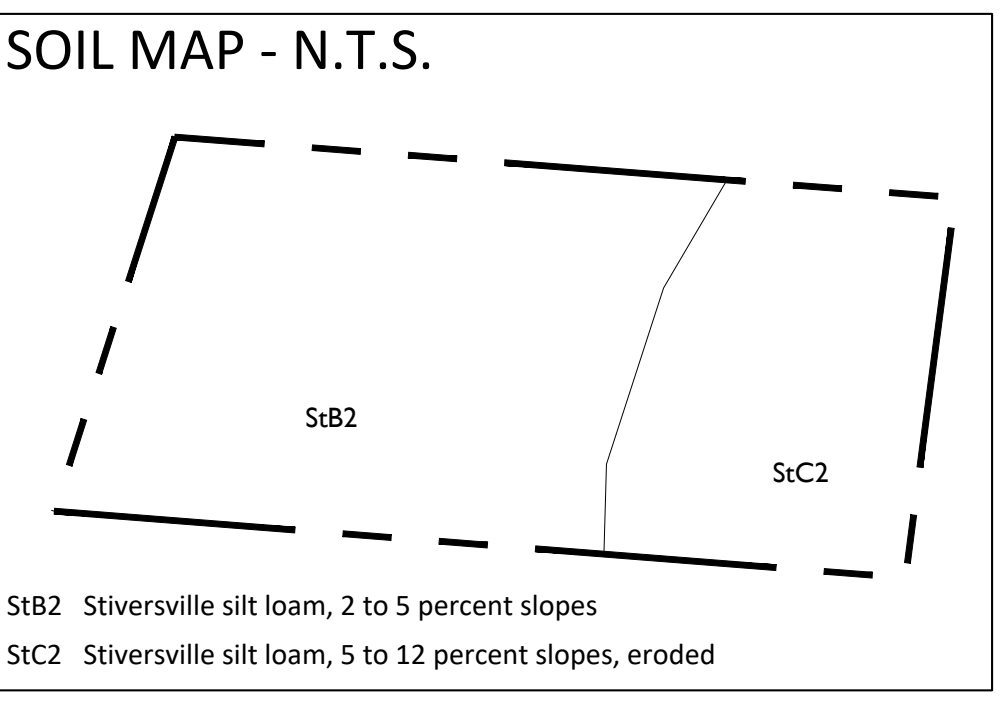
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|--|---------------------------------------|
| Carothers Stacked Flats PUD            | SD-R Specific Development-Residential |
| AG Agricultural District               | SD-X Specific Development-Variety     |
| ER Estate Residential                  | 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   |



0 250 500 1,000  
Feet

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It was compiled from the most authentic information available.  
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SITE DATA	
<b>SUBDIVISION/DEVELOPMENT:</b>	CAROTHERS STACKED FLATS
COF PROJECT NUMBER:	XXXX
TAX MAP & PARCELS:	MAP 89, PARCEL 26.00
ADDRESS:	3513 CAROTHERS PARKWAY
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	1.95
CHARACTER OVERLAY:	MECO-6
EXISTING ZONING:	R-2
PROPOSED ZONING:	SD-R (3.59)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL

- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
  2. AERIAL PHOTO, PARCEL LINES, AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
  3. SITE BOUNDARY CALLS PROVIDED BY EIJ
  4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.



Revision Date	
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△	
△	
△	