

ORDINANCE 2019-46

AN ORDINANCE TO REZONE 17.53 ACRES FROM SPECIFIC DEVELOPMENT VARIETY SD-X DISTRICT (3.39, 68,961) TO PLANNED DISTRICT (2.74, 68,961) FOR THE PROPERTY LOCATED SOUTH OF CHURCHILL PLACE AND NORTH OF MURFREESBORO ROAD, 1111 & 1123 MURFREESBORO ROAD.

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 2019-115, 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 Specific Development Variety (3.39, 68,961) District to Planned District (2.74/68,961):

PREMISES CONSIDERED

Map-Parcel		Acres
Map 079B, Parcels		
6.01		1.22
6.03		13.69
6.04		2.39
6.05		.23
Total		17.53

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:

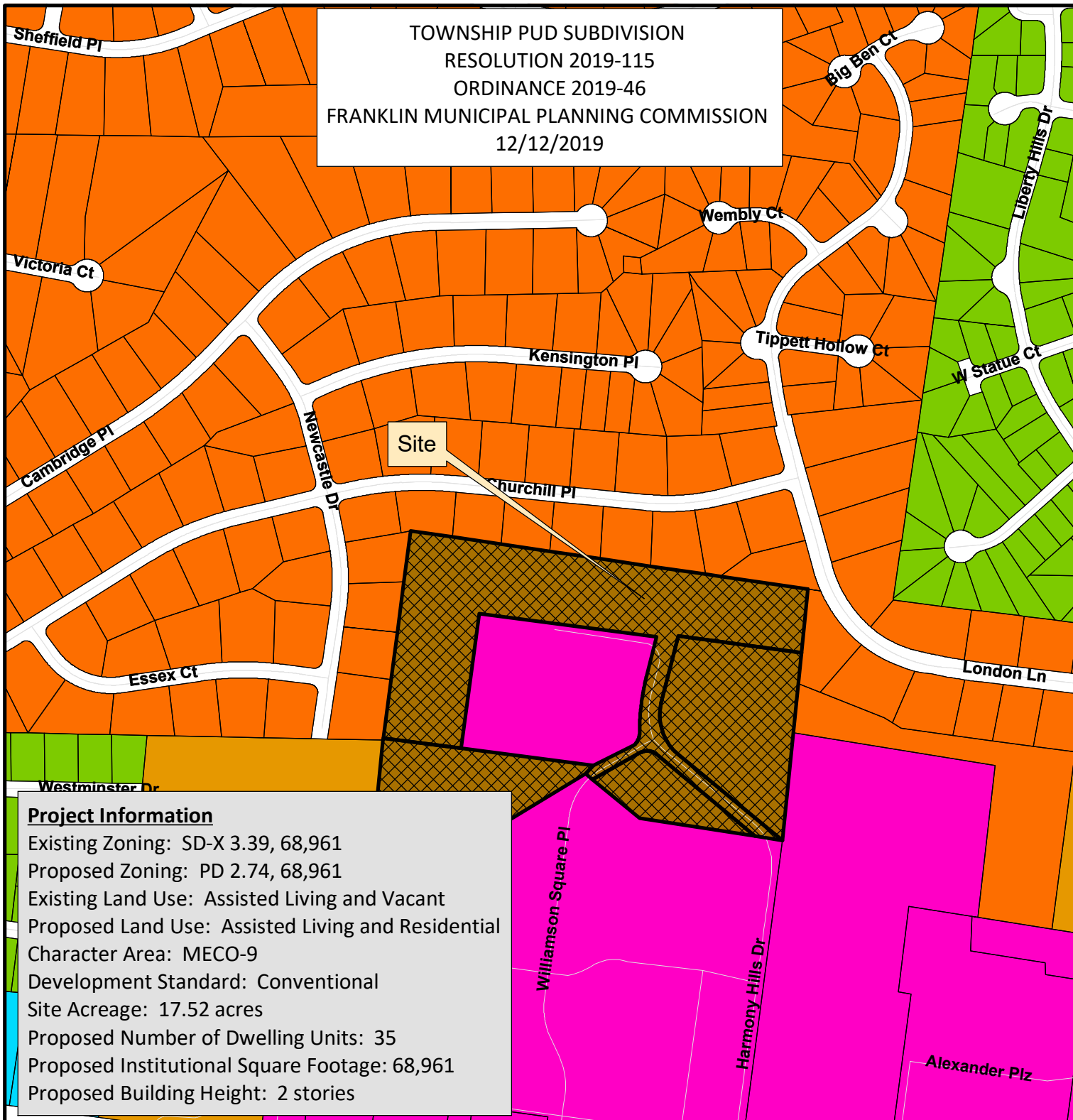
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

TOWNSHIP PUD SUBDIVISION
 RESOLUTION 2019-115
 ORDINANCE 2019-46
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/12/2019



Project Information

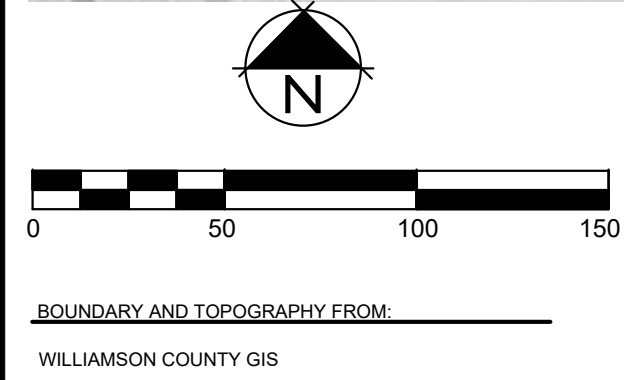
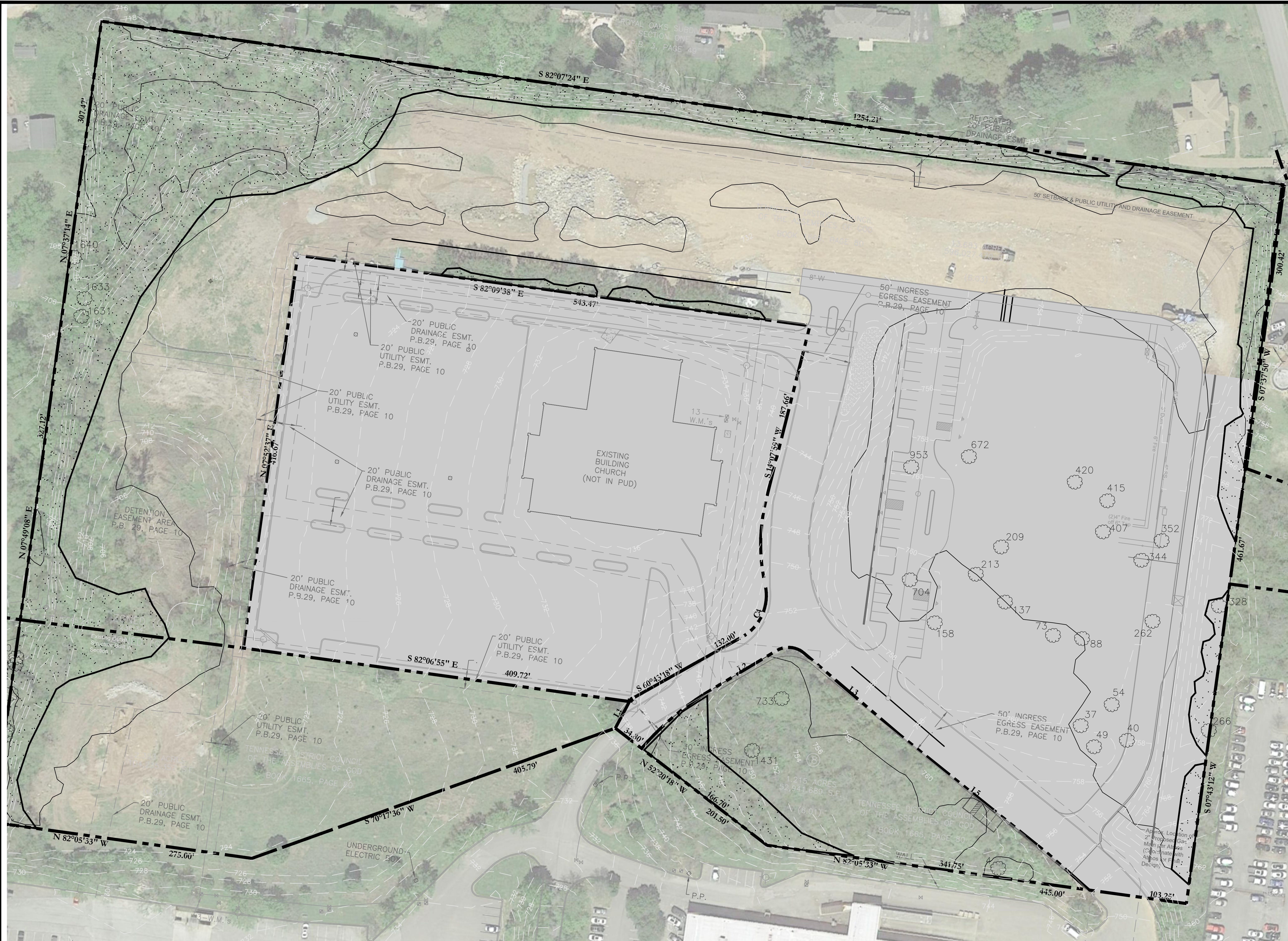
Existing Zoning: SD-X 3.39, 68,961
 Proposed Zoning: PD 2.74, 68,961
 Existing Land Use: Assisted Living and Vacant
 Proposed Land Use: Assisted Living and Residential
 Character Area: MECO-9
 Development Standard: Conventional
 Site Acreage: 17.52 acres
 Proposed Number of Dwelling Units: 35
 Proposed Institutional Square Footage: 68,961
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| COF 7112 & 7113 Township 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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
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SITE DATA CHART

PROJECT NAME:	TOWNSHIP PUD
PROJECT #:	XXXX
SUBDIVISION:	WILLIAMSON SQUARE
LOT NUMBER:	N/A
ADDRESS:	1127 MURFREESBORO ROAD FRANKLIN, TN WILLIAMSON
COUNTY:	
CIVIL DISTRICT:	9
EXISTING ZONING:	SD-X 3.39, 68.961
PROPOSED ZONING:	SD-X 2.74, 68.961
EXISTING CHARACTER AREA:	MECO-9
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.29
SQUARE FOOTAGE OF SITE:	753,152
OWNER 1:	JD EATHERLY
ADDRESS:	1720 W. END AVE. #600 NASHVILLE, TN 37203
OWNER 2:	S & E PARTNERS
ADDRESS:	1720 W. END AVE. #600 NASHVILLE, TN 37203
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 GREG.GAMBLE@GDC-TN.COM GREG GAMBLE
CONTACT:	

LEGEND



TREE CANOPY RETENTION CHART

TREE AREA	EXISTING	REMOVED	RETAINED
TA 1	140,085 SF	28,866 SF	111,219 SF
TA 2	15,368 SF	12,478 SF	2,890 SF
TA 3	155,272 SF	143,769 SF	11,503 SF
TA 4	39,990 SF	30,311 SF	9,679 SF
TOTAL SF	350,715 SF	215,424 SF	135,291 SF
TOTAL ACRES	8.05 AC	4.94 AC	3.10 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 350,715 SF
350,715 SF / 753,219 SF = 47% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
350,715 SF * 45% = 157,822 SF
PROVIDED CANOPY PRESERVED =
135,291 SF (39%) OF TOTAL EXISTING CANOPY



ORD 2019-46 Exhibit A

TOWNSHIP PUD REZONING REQUEST, REVISION 1
1127 MURFREESBORO ROAD
Franklin, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

ENLARGED
EXISTING
CONDITIONS

C1.1
COF#XXXX