

ORDINANCE 2024-08

AN ORDINANCE TO REZONE 16.81 ACRES FROM NEIGHBORHOOD COMMERCIAL (NC) DISTRICT TO PLANNED (PD 96,000) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF GOOSE CREEK DRIVE (GOOSE CREEK BYPASS PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 96,000) 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 2024-08, 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 (NC) District to Planned (PD 96,000) District:

PREMISES CONSIDERED

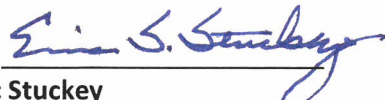
Map-Parcel	Acres
117-19.07	16.81
Total	16.81

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

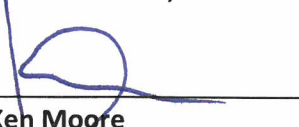
SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this 23rd day of April, 2024.

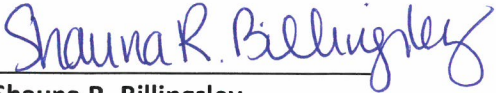
ATTEST:

By: 
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: 
Dr. Ken Moore
Mayor

Approved as to form by:



Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

2/22/24, 7-0

PASSED FIRST READING:

3/12/24, 8-0

PUBLIC HEARING HELD:

4/9/24

PASSED SECOND READING:

4/9/24, 8-0

PASSED THIRD READING:
























4/23/24, 7-0

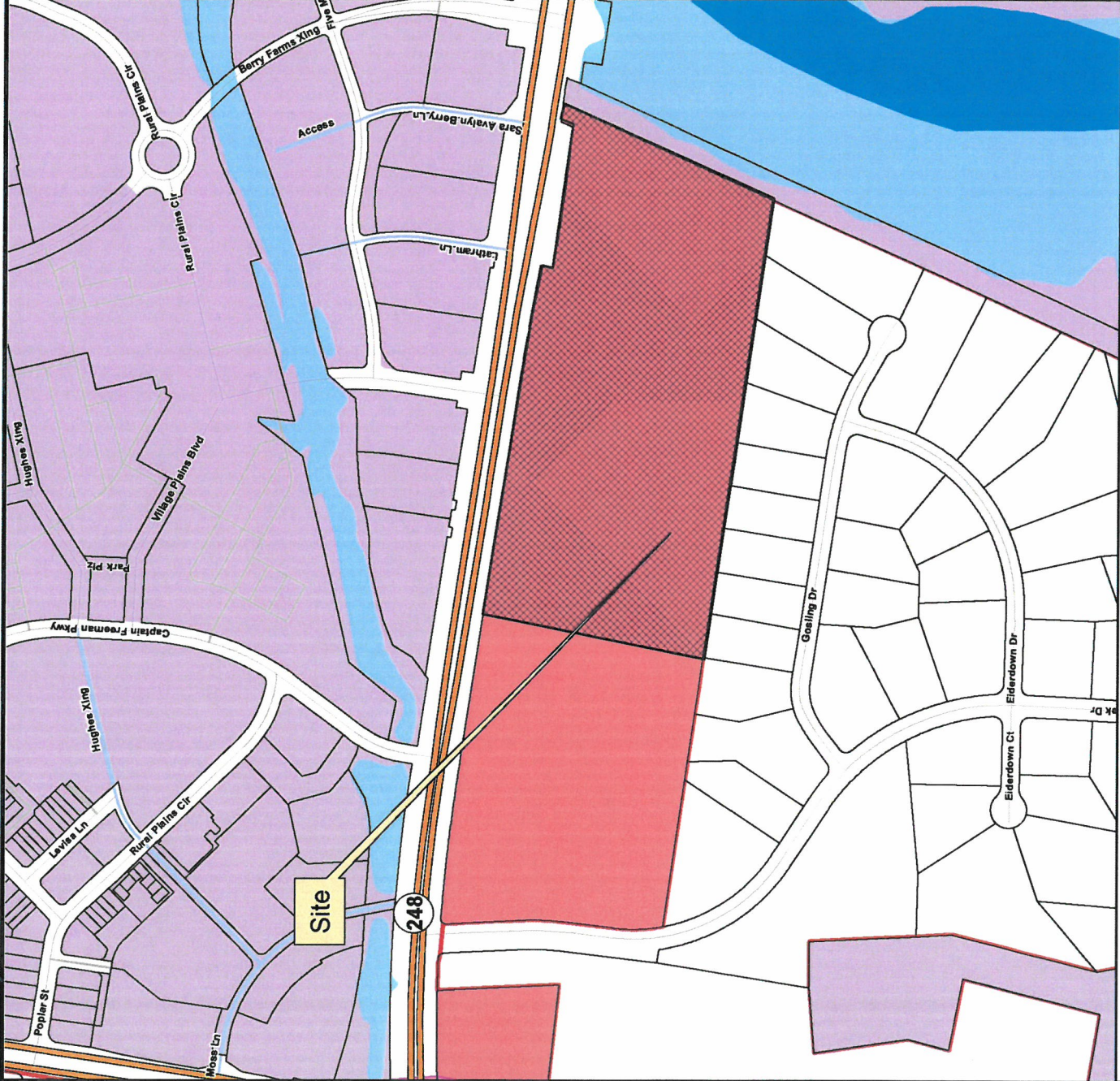
**GOOSE CREEK BYPASS PUD SUBDIVISION
ORDINANCE 2024-08
RESOLUTION 2024-08**

Project Information

Existing Zoning: Neighborhood Commercial
Proposed Zoning: PD (96,000) Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 96,000 SF

Legend

-  Goose Creek Bypass PUD
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Scenic Corridor Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

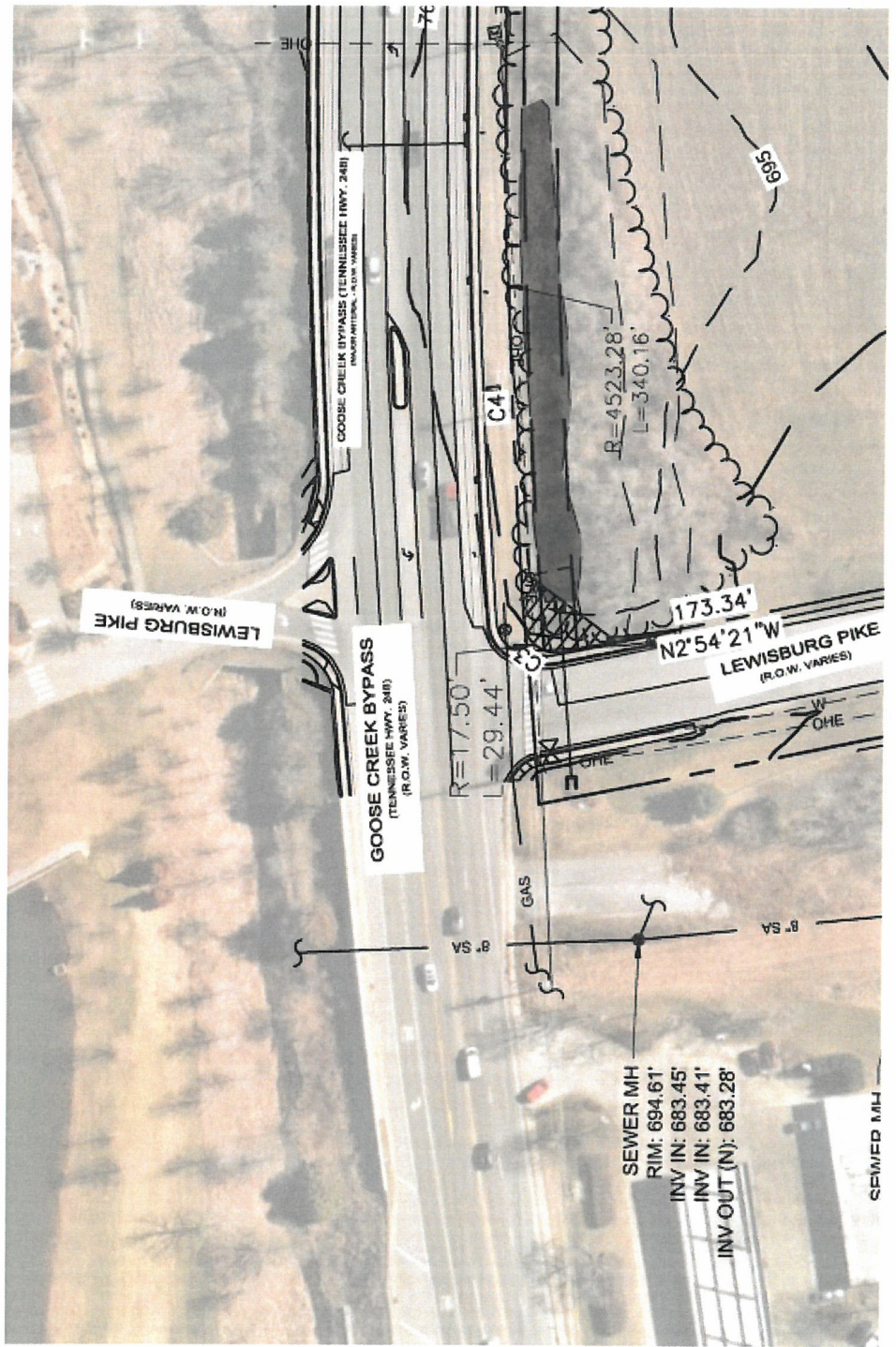


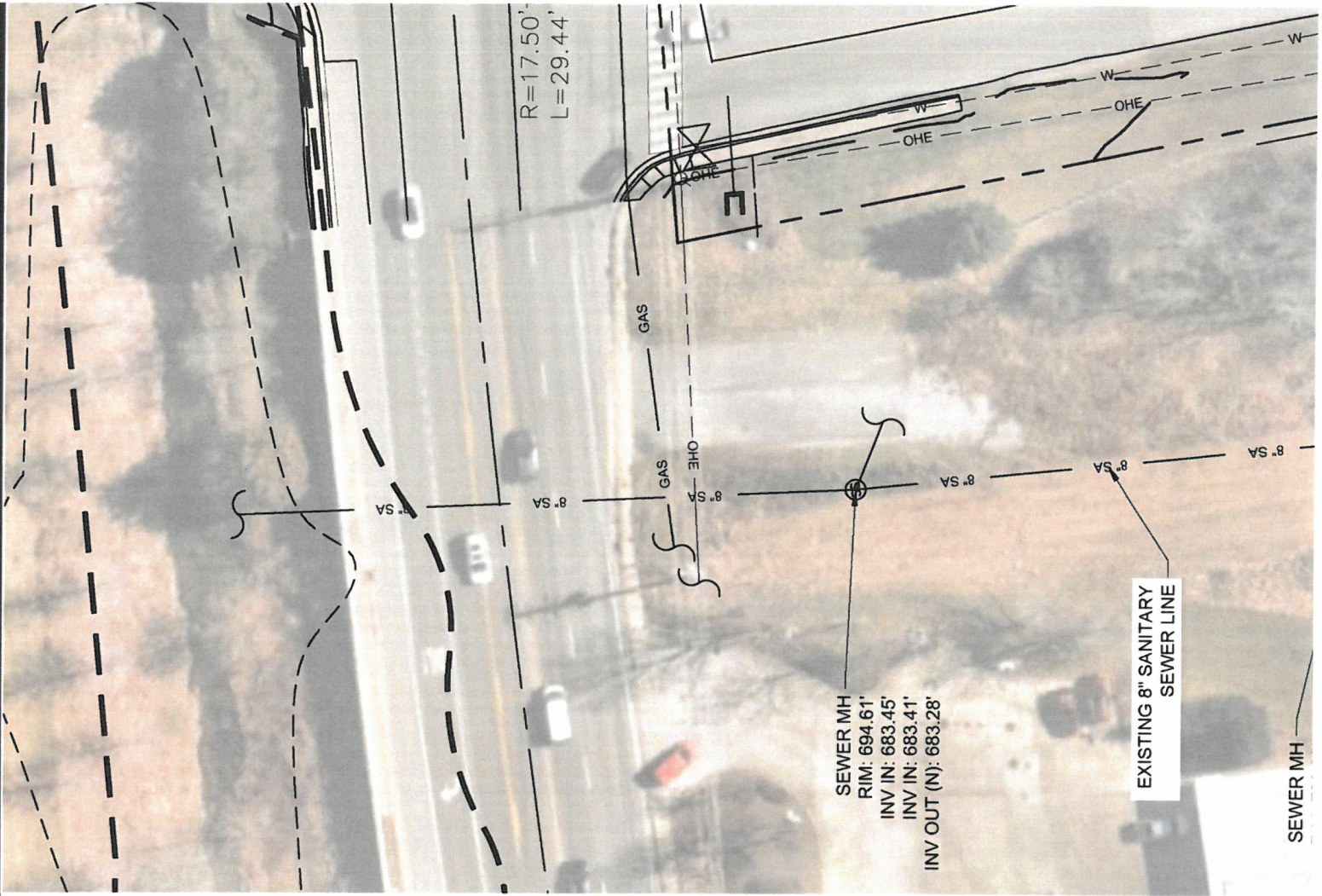
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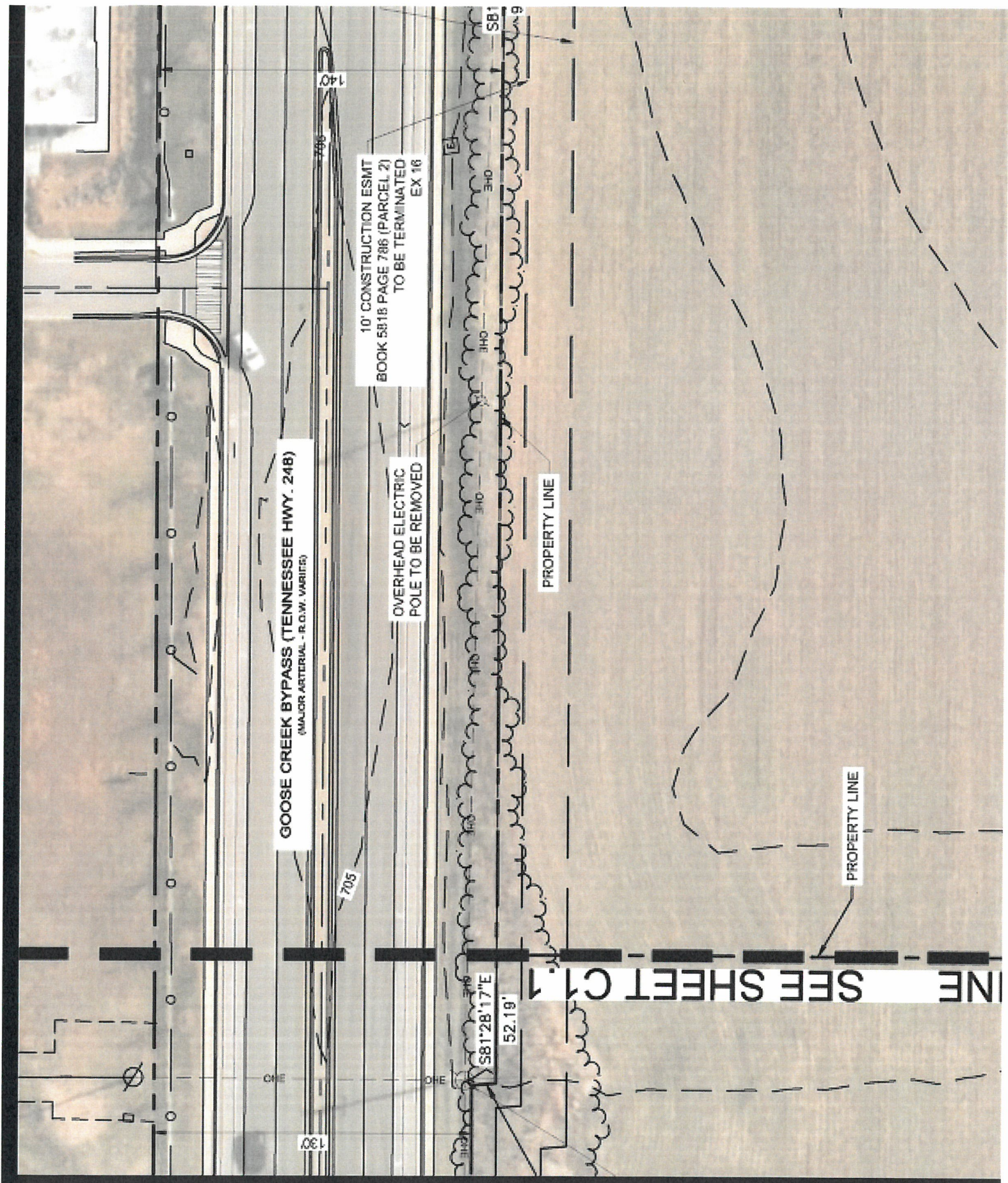


R=17.50'
L=29.44'

SEWER MH
RIM: 694.61'
INV IN: 683.45'
INV IN: 683.41'
INV OUT (N): 683.28'

EXISTING 8" SANITARY
SEWER LINE

SEWER MH



GOOSE CREEK BYPASS (TENNESSEE HWY. 24B)
 (MAJOR ARTERIAL - R.O.W. VARIATE)

10' CONSTRUCTION ESMT
 BOOK 581B PAGE 786 (PARCEL 2)
 TO BE TERMINATED
 EX 16'

OVERHEAD ELECTRIC
 POLE TO BE REMOVED

PROPERTY LINE

PROPERTY LINE

SEE SHEET C1.1