

ORDINANCE 2024-06

AN ORDINANCE TO REZONE 26.27 ACRES FROM PLANED (PD 0.71) DISTRICT TO RESIDENTIAL 1 (R1) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF THE INTERSECTION OF CROSSWAY DRIVE AND CASTLEWOOD DRIVE, AT 2208 CROSSWAY DRIVE

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

WHEREAS, the Residential 1 (R1) 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 Planned (PD 0.71) District to Residential 1 (R1) District:

PREMISES CONSIDERED

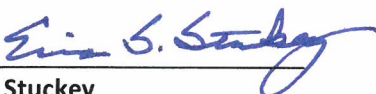
Map-Parcel	Acres
105-28.01	26.27
Total	26.27

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

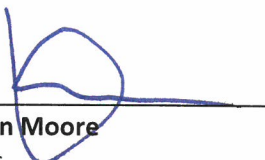
SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this 14th day of May, 2024.

ATTEST:

By: 
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: 
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

2/22/24, 7-0

PASSED FIRST READING:

3/26/24, 7-0

PUBLIC HEARING HELD:

4/23/24

PASSED SECOND READING:

4/23/24, 7-0

PASSED THIRD READING:

5/14/24, 7-0

**2208 CROSSWAY DRIVE, REZONING
ORDINANCE 2024-06**

Project Information

Existing Zoning: PD Planned District

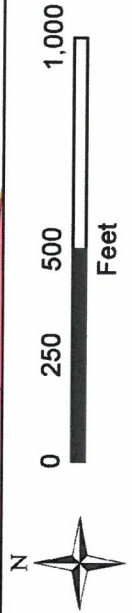
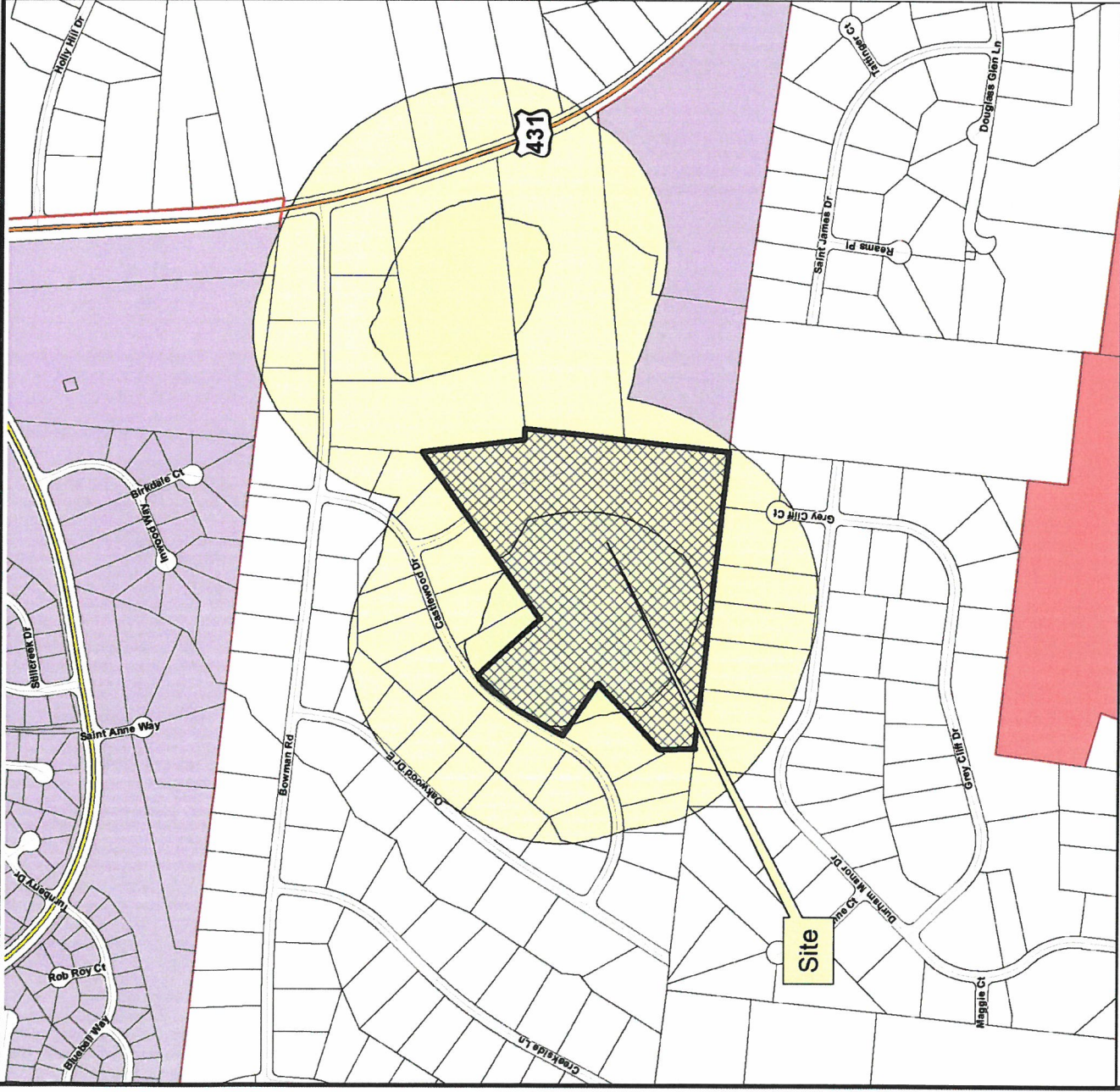
Proposed Zoning: R-1 Residential

Overlay Districts: HHO, 500' HHO Buffer

Site Acreage: 26.27 acres

Legend

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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



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 hereon.
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CROSS PROPERTY REZONING REQUEST

R1
FRANKLIN, WILLIAMSON, TENNESSEE

SITE DATA CHART

SUBDIVISION/DEVELOPMENT:
TAYLOR & FARRIS (S)
ADDRESS:
COUNTY:
CIVIL DISTRICT:
ACREAGE OF SITE:
ZONING OVERLAY:
PROPOSED ZONING:
DESIGN CONCEPT(S):

CROSS PROPERTY, REZONING REQUEST
103.0281
1190 LINDSEY PIKE
FRANKLIN, TN 37064
WILLIAMSON
10TH
26.27 AC
R1
R1
SINGLE FAMILY RESIDENTIAL



VICINITY MAP

NOT TO SCALE

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY Easements BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. THE CITY OF FRANKLIN STAFF DOES NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY Easements SHOWN ON THE DEVELOPMENT PLAN. SEPARATE Easement APPLICATIONS WILL BE REQUIRED AT THE SITE PLAN STAGE. THE APPLICANT CANNOT ACHIEVE THE NEEDED APPROVED ENTITLEMENTS. THE APPLICANT SHALL BE COORDINATE TO THE ENTITLEMENTS APPLICABLE FROM THE APPLICATION OF SAID STRADINGS.

SHEET INDEX

- C00 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C1.1 EXIST. CONDITIONS ENLARGEMENT
- C1.2 EXIST. CONDITIONS ENLARGEMENT

APPLICANT & LANDSCAPE ARCHITECT:

GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
1420 DONELSON PIKE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
ggamble@gdc-tn.com

ENGINEER:

ENERGY, LAND, AND INFRASTRUCTURE LLC
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

OWNER / DEVELOPER:

JIM CROSS
103 FORREST CROSSING BLVD., SUITE 205
FRANKLIN, TN 37064



PRE-APP SUBMITTAL, DECEMBER 22, 2013
PRE-APP SUBMITTAL, JANUARY 8, 2014
PRE-APP SUBMITTAL, FEBRUARY 11, 2014
ONE STOP
COP # 0371

DEVELOPMENT PLANNING AND
DESIGN
ggamble@gdc-tn.com

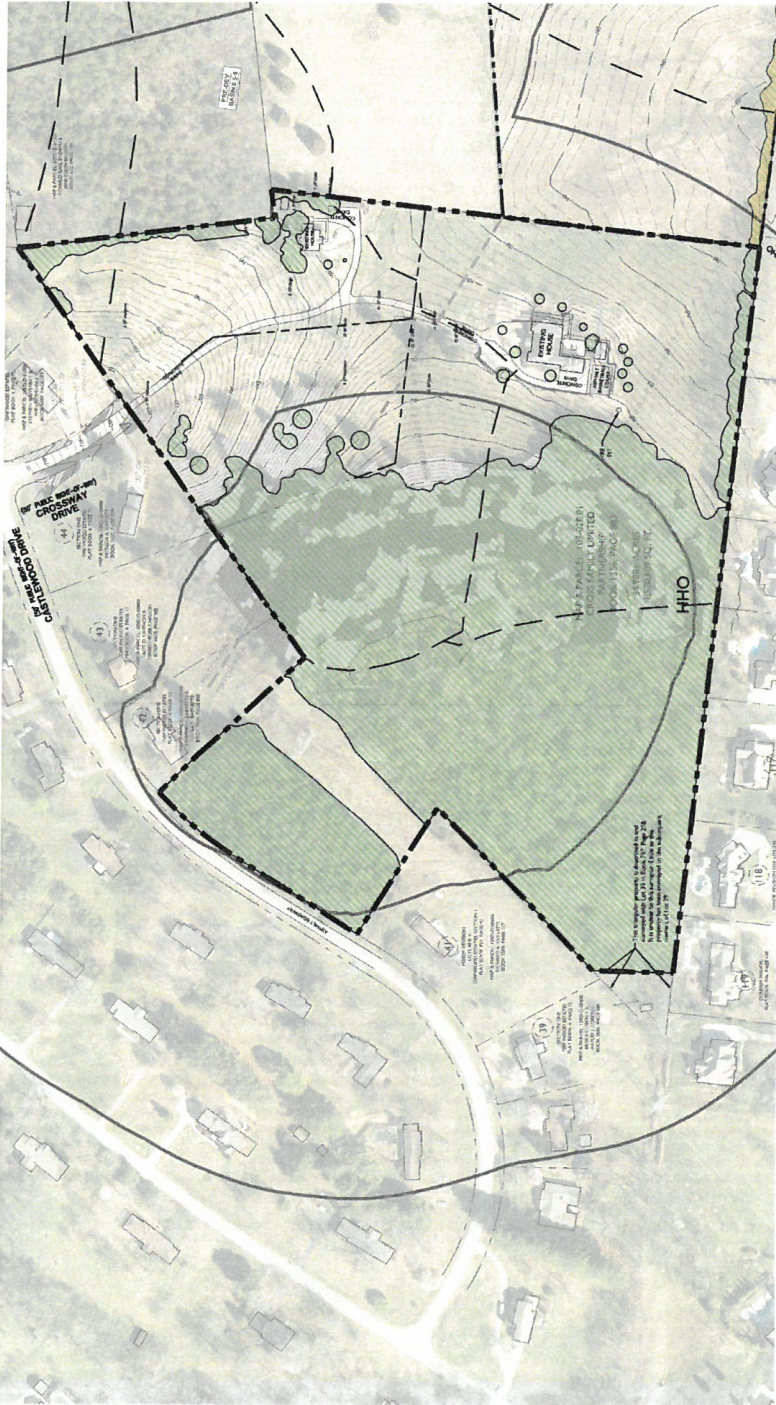


Project Date: _____

SITE DATA CHART
 SUBPROJECT DEVELOPMENT:
 PROJECT NUMBER: _____
 TOWNHIP & RANGE: _____
 ADDRESS: _____
 COUNTY: _____
 CENSUS DISTRICT: _____
 ZONING DISTRICT: _____
 EXISTING ZONING: _____
 DESIGN CONCEPTS:
 SINGLE-FAMILY RESIDENTIAL

CRUISE PROPERTY RECORDING ACCOUNT
 875 (2001)
 110 EMBERSBURG PIKE
 WILMINGTON
 37184
 HHO 500 #40 #498
 PD (0371)
 SINGLE-FAMILY RESIDENTIAL

KEY
 [Symbol] SLOPES 14% - 19.99%
 [Symbol] SLOPES 20%+
 [Symbol] PROPERTY LINE
 [Symbol] HHO & 500' HHO BUFFER
 [Symbol] EXISTING TREES



NOTES:

SURVEY BY: TWM ENGINEERING & GEOSPATIAL SERVICES
METHOD: FIELD-RUN TOPO
DATE: 07-10-2020
SOIL SURVEY: NRIC'S WEB SOIL SURVEY

For One Month 1/4 Section
 • Inspection Area 2,311 AC
 • Inspection Area 2,306 AC
 • Inspection Area 2,306 AC
 • Inspection Area 2,306 AC

For One Month 1/4 Section
 • Inspection Area 2,311 AC
 • Inspection Area 2,306 AC
 • Inspection Area 2,306 AC
 • Inspection Area 2,306 AC



DESIGN, ENGINEERING AND ARCHITECTURE

TUCK AWAY PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1 (FELLOWSHIP BIBLE CHURCH) Franklin, Williamson County, Tennessee

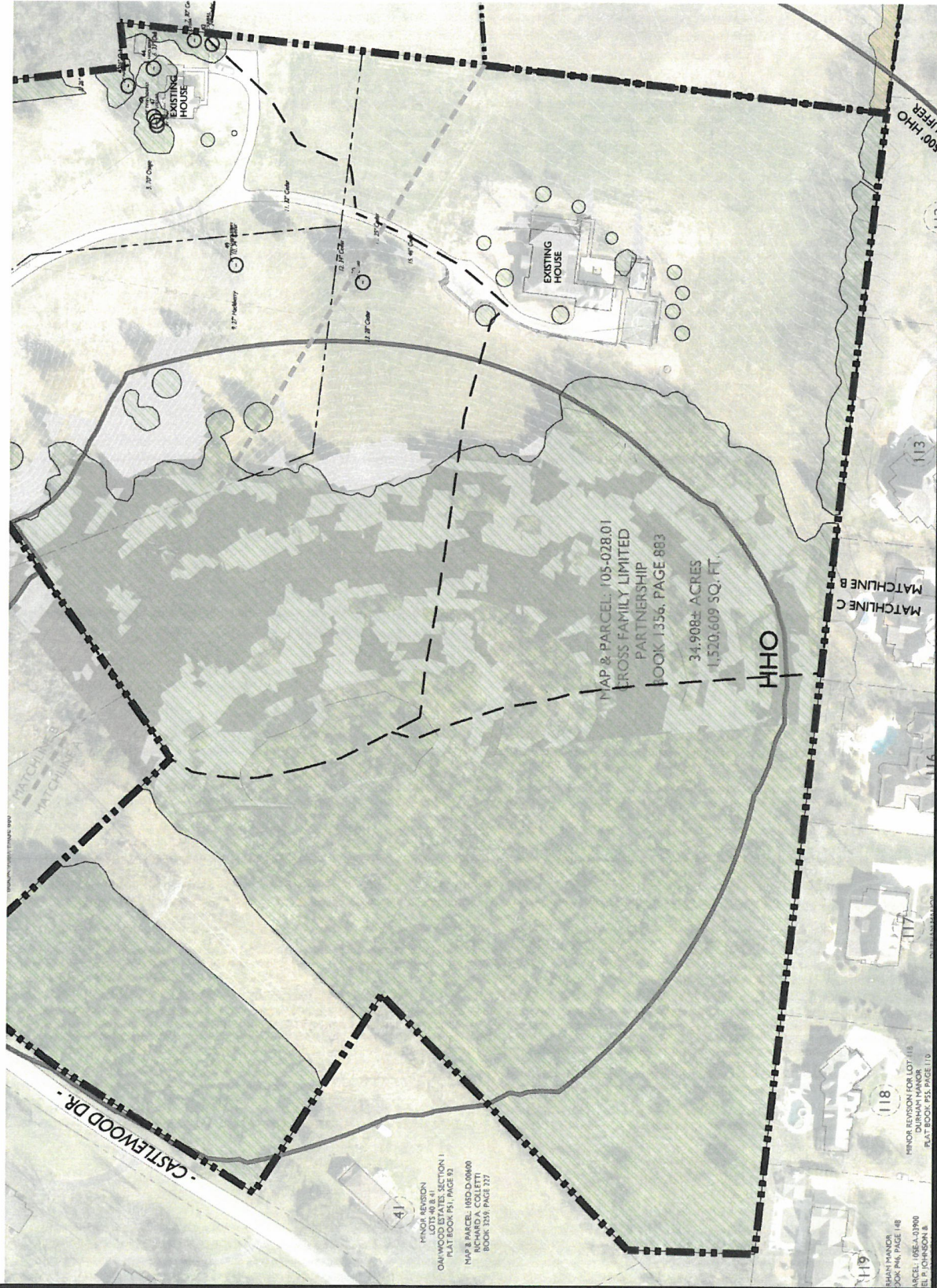


Revision Date:

ENLARGED EXISTING
CONDITIONS
SHEET
CI.1
COP #8279

KEY

[Symbol]	SLOPES 14% - 19.99%
[Symbol]	SLOPES 20%+
[Symbol]	PROPERTY LINE
[Symbol]	HHO & 500' BUFFER
[Symbol]	EXST. TREES



41

HIGH REVISION
ON WOODS LOTS & SECTION 1
PLAT BOOK P.1, PAGE 93
MAP'S PARCEL: 105D.0.00000
RICHARD A. COLLETTI
BOOK 1259, PAGE 227

118
HHSR BESSON LOTA LOT 118
DUNHAM HANCOCK
PLAT BOOK P.15, PAGE 110

119
SHAN MANOR
SOK PLS PAGE 148
PARCEL: 105A-03900
B.L. JOHNSON &



PROFESSIONAL ARCHITECTURAL
LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION DEVELOPMENT PLAN, REVISION I (FELLOWSHIP BIBLE CHURCH) Franklin, Williamson County, Tennessee



Approved Date: _____

ENLARGED EXISTING
CONDITIONS
SHEET
CI.2
COP #0377

KEY

[Symbol]	SLOPES 14% - 19.99%
[Symbol]	SLOPES 20%+
[Symbol]	PROPERTY LINE
[Symbol]	HMO & 500' BUFFER
[Symbol]	EXST. TREES

