

**ORDINANCE 2024-04**

**AN ORDINANCE TO REZONE 21.29 ACRES FROM REGIONAL COMMERCE 12 (RC12) DISTRICT TO PLANNED (PD 315,014/244) DISTRICT FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF COOL SPRINGS BOULEVARD AND CAROTHERS PARKWAY. (MERIDIAN SOUTH 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 315, 014/244) 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 2024-03, 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 Regional Commerce 12 (RC12) District to Planned (PD 315, 014/244) District:

PREMISES CONSIDERED

Map-Parcel	Acres
01009	9.69
01013	2.46
01004	9.14
Total	21.29

**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 28<sup>th</sup> day of May, 2024.

ATTEST:

By: Eric S. Stuckey  
Eric Stuckey  
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: Dr. Ken Moore  
Dr. Ken Moore  
Mayor

Approved as to form by:

Shauna R. Billingsley  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

3/28/24, 6-0

4/9/24, 8-0

5/14/24

5/14/24, 7-0























5/28/24, 7-0

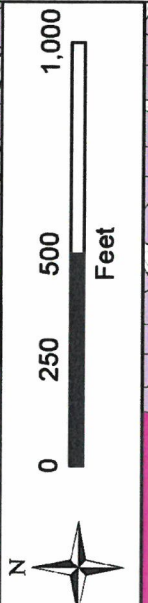
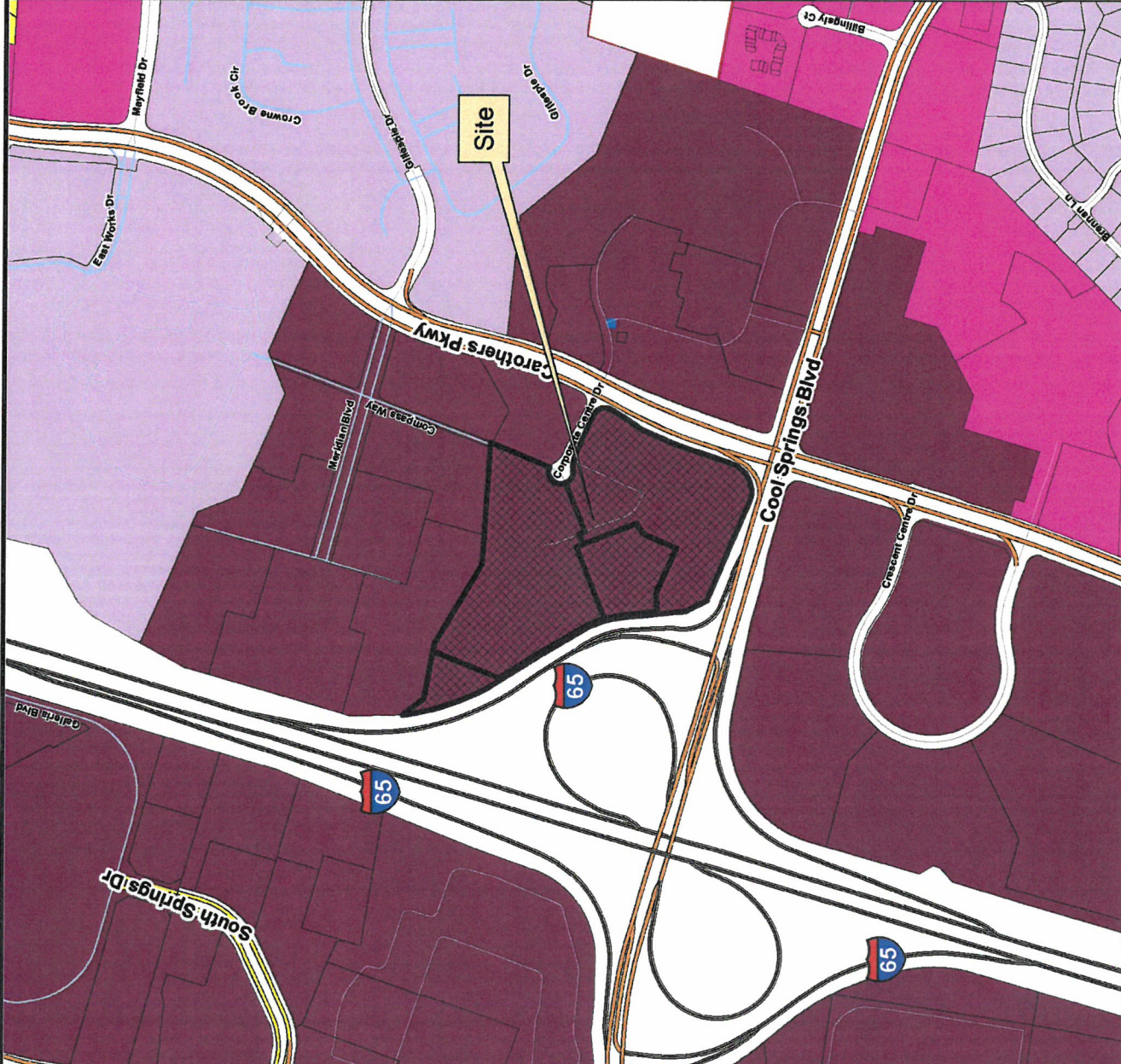
**MERIDIAN SOUTH PUD SUBDIVISION  
ORDINANCE 2024-04  
RESOLUTION 2024-03**

**Project Information**

Existing Zoning: RC-12 Regional Commerce 12  
Proposed Zoning: PD Planned District (315,014 SF Commercial/244 Hotel Keys)  
Overlay Districts: None  
Site Acreage: 21.29 acres  
Proposed Number of Dwelling Units: None  
Proposed Nonresidential Square Footage: 14,000 SF  
Total Hotel Keys: 244  
Building Height Max: 8 Stories

**Legend**

-  Meridian South PUD Subdivision
-  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. All data and materials (c) copyright 2024. All rights reserved.



**SITE DATA CHART:**  
 PROJECT NAME: MERIDIAN SOUTH PHASE SUBDIVISION  
 COF PROJECT NUMBER: 8376  
 PARCEL NUMBER(S): 01001, 01013, 01018  
 COUNTY: FRANKLIN, TN  
 CITY: FRANKLIN, TN  
 STATE: TENNESSEE  
 PROJECT LOCATION: 501, 601 & 1000 CORPORATE CENTRE DR  
 PROJECT CONTACT: KIMLEY-HORN & PARTNERS, INC.  
 PROJECT PHONE: 615.554.8200  
 PROJECT FAX: 615.554.8202  
 PROJECT EMAIL: info@kimley-horn.com  
 PROJECT WEBSITE: www.kimley-horn.com  
 PROJECT ADDRESS: 4011 Ashcroft Circle, Suite 200  
 Franklin, TN 37072  
 PROJECT DATE: 01/20/24

**REGULATIONS:**  
 ZONING: COMMERCIAL, LARGE SCALE OFFICE  
 SUBDIVISION: COMMERCIAL, LARGE SCALE OFFICE  
 PLANNING: COMMERCIAL, LARGE SCALE OFFICE  
 DESIGN: COMMERCIAL, LARGE SCALE OFFICE  
 CONSTRUCTION: COMMERCIAL, LARGE SCALE OFFICE  
 UTILITIES: COMMERCIAL, LARGE SCALE OFFICE  
 ENVIRONMENTAL: COMMERCIAL, LARGE SCALE OFFICE  
 HISTORIC: COMMERCIAL, LARGE SCALE OFFICE

**DEVELOPMENT DATA:**  
 DEVELOPING DATE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING TYPE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING SIZE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING DENSITY: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING HEIGHT: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING AREA: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING PERMITS: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING COST: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING RISK: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING BENEFIT: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING CHALLENGE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING OPPORTUNITY: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING CONSTRAINT: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING SOLUTION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING GOAL: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING STRATEGY: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING ACTION PLAN: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING MONITORING: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING EVALUATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING REPORT: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING REVIEW: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING APPROVAL: COMMERCIAL, LARGE SCALE OFFICE  
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 DEVELOPING OPERATIONS: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING CLOSURE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING REUSE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING DEMOLITION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING RESTORATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING PRESERVATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING ADAPTATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING MITIGATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING AVOIDANCE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING MINIMIZATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING COMPENSATION: COMMERCIAL, LARGE SCALE OFFICE  
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 DEVELOPING AVOIDANCE: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING MINIMIZATION: COMMERCIAL, LARGE SCALE OFFICE  
 DEVELOPING COMPENSATION: COMMERCIAL, LARGE SCALE OFFICE

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/7/24	FOR RESUBMITTAL OF CORRECTED PLANS

**DESIGNED BY:** JAVIER  
**CHECKED BY:** JAVIER  
**DATE:** 01/20/24

**PROJECT NO.:** 23048  
**DRAWING TITLE:** REZONING PLAN

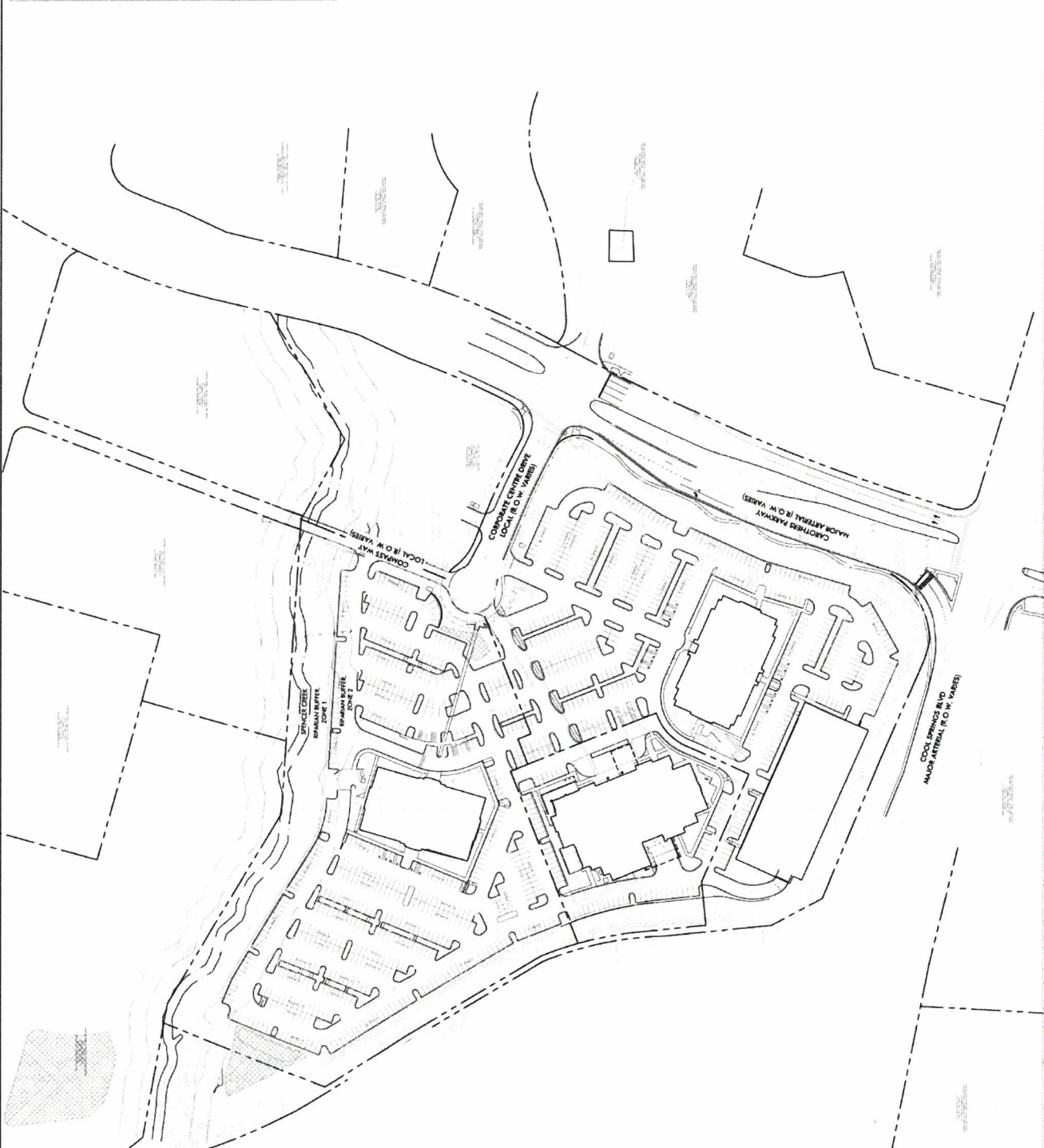
**SHEET NUMBER:** C1.0

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**COF PROJECT NUMBER:** 8376  
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**STATE:** TENNESSEE

**CLIENT:** KIMLEY-HORN & PARTNERS, INC.  
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**PHONE:** 615.554.8200  
**FAX:** 615.554.8202  
**EMAIL:** info@kimley-horn.com  
**WEBSITE:** www.kimley-horn.com

**DATE:** 01/20/24  
**SCALE:** 1" = 300'

**NORTH**



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