

ORDINANCE 2024-09

AN ORDINANCE TO ZONE 35.95 ACRES PLANNED (PD 0.30) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, AND TO REZONE 16.66 ACRES FROM RESIDENTIAL 1 (R1) DISTRICT TO PLANNED (PD 0.30) DISTRICT, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AT 2247 SOUTH BERRYS CHAPPEL ROAD (PRESERVE AT SHERIDAN PUD)

WHEREAS, David Blackburn, DRB Preservation Trust, (“Owner”) of property located at 2247 South Berry’s Chapel Road (“Property”) petitioned the Board of Mayor and Aldermen (“BOMA”) of the City of Franklin, Tennessee (“City”), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (“UGB”); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2024-05 and Resolution 2024-06; and

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

WHEREAS, the Planned (PD 0.30) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2024-07, 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, zoned the following: Planned (PD 0.30) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
52-81.00	30.29
52-84.09	5.66
Total	35.95

SECTION II. That the following described Property shall be, and is hereby, rezoned from its present zoning classification of Residential 1 (R1) District to Planned (PD 0.30) District:

PREMISES CONSIDERED

Map-Parcel	Acres
52-84.11	16.66
Total	16.66

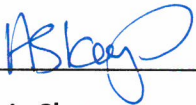
SECTION III: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION IV. 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.

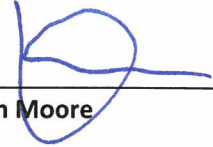
IT IS SO RESOLVED AND DONE on this 11th day of June, 2024.

ATTEST:

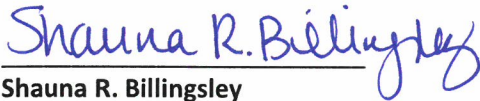
CITY OF FRANKLIN, TENNESSEE:

By: 

Angie Skarp
City Recorder

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:

4/9/24, 8-0

PUBLIC HEARING HELD:

5/28/24

PASSED SECOND READING:

5/28/24, 7-0

PASSED THIRD READING:

























6/11/24, 8-0

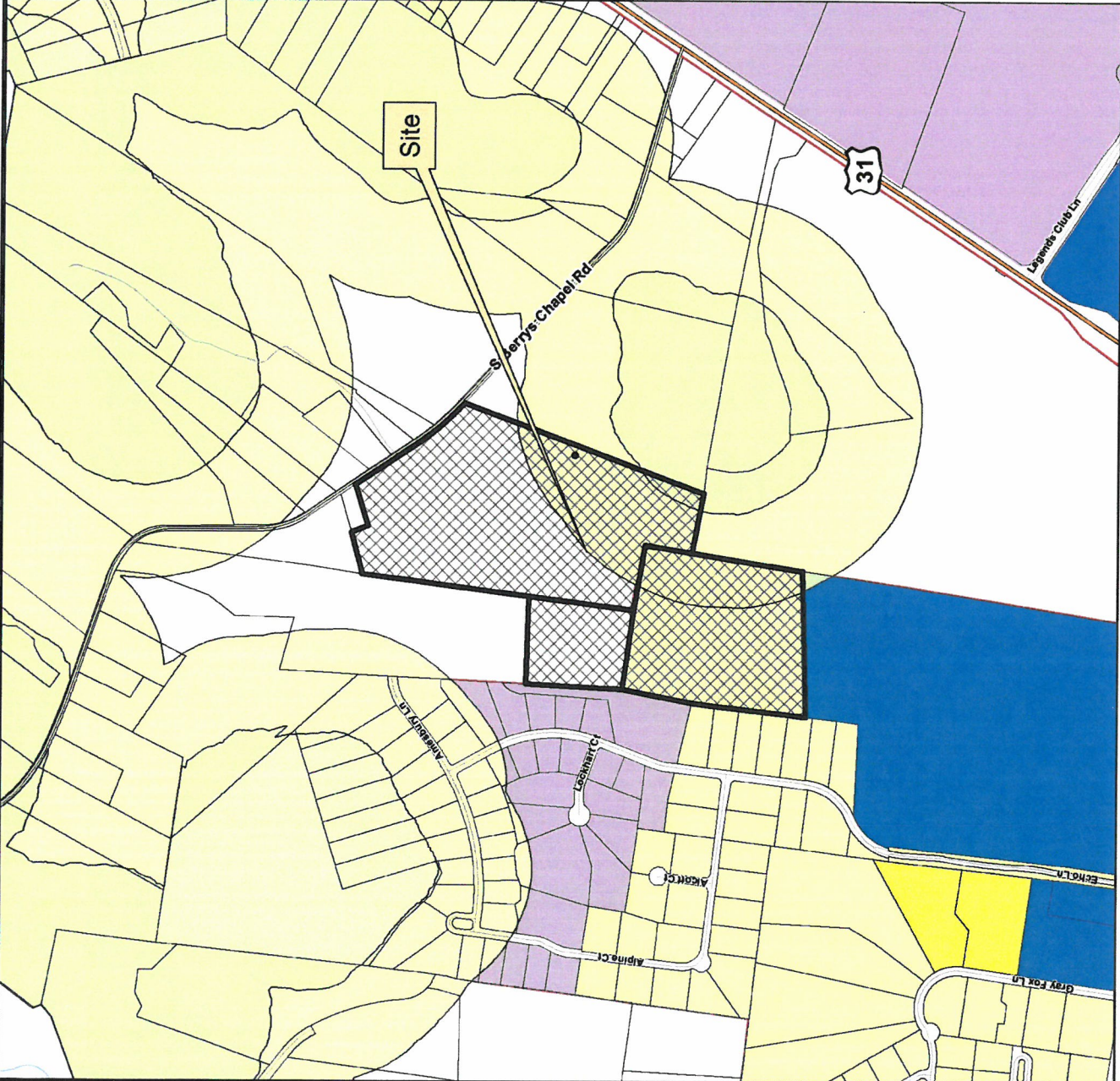
**THE PRESERVE AT SHERIDAN PUD SUBDIVISION,
REZONING AND DEVELOPMENT PLAN
ORDINANCE 2024-09
RESOLUTION 2024-07**

Project Information

Existing Zoning: MGA-1 (County), R-1 Residential
 Proposed Zoning: PD (0.30)
 Overlay Districts: HHO, 500' Buffer of HHO
 Site Acreage: 52.61 acres
 Proposed Number of Dwelling Units: 16
 Proposed Nonresidential Square Footage: None

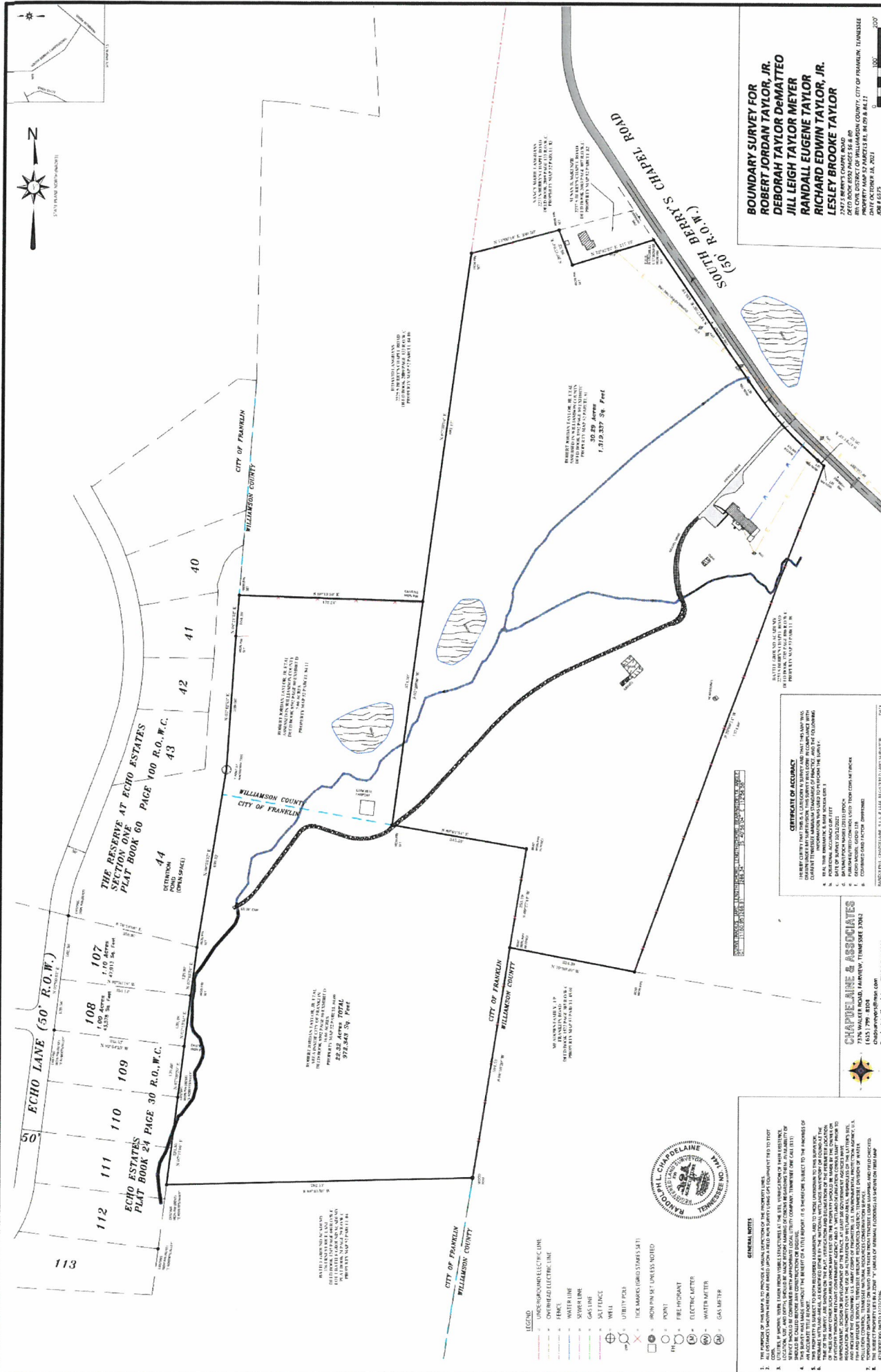
Legend

-  The Preserve At Sheridan PUD Subdivision
-  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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THE RESERVE AT ECHO ESTATES
SECTION ONE
PLAT BOOK 60 PAGE 100 R.O.W.C.

ECHO LANE (50 R.O.W.)
ECHO ESTATES
PLAT BOOK 24 PAGE 30 R.O.W.C.

107 108 109 110 111 112 113

ROBERT JORDAN TAYLOR, JR. & JILL LEIGH TAYLOR DE MATTEO
ROBERT EUGENE TAYLOR & RANDALL EUGENE TAYLOR, JR.
LESLEY BROOKE TAYLOR, JR.

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LESLEY BROOKE TAYLOR, JR.

BOUNDARY SURVEY FOR
ROBERT JORDAN TAYLOR, JR.
DEBORAH TAYLOR DeMATTEO
JILL LEIGH TAYLOR MEYER
RANDALL EUGENE TAYLOR
RICHARD EDWIN TAYLOR, JR.
LESLEY BROOKE TAYLOR

7672 BERRY CHAPEL ROAD
 IN CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
 PROPERTY MAP 17 PARCELS 8, 9 & 11
 APRIL 2021
 SCALE 1"=200'

CERTIFICATE OF ACCURACY
 I, THE SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND THE FOLLOWING:
 1. I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.
 2. I AM A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
 3. I AM A MEMBER OF THE TENNESSEE SOCIETY OF PROFESSIONAL SURVEYORS.
 4. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION.
 5. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF WILLIAMSON COUNTY.
 6. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF FRANKLIN.
 7. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF MARIETTA.
 8. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF NASHVILLE.
 9. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF MEMPHIS.
 10. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF KNOXVILLE.
 11. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF CHATTANOOGA.
 12. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF GREENSBORO.
 13. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF DAYTON.
 14. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF HUNTSVILLE.
 15. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF JAY.
 16. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF KERRVILLE.
 17. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF LEXINGTON.
 18. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF LITTLE ROCK.
 19. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF MEMPHIS.
 20. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF NASHVILLE.
 21. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF OKLAHOMA CITY.
 22. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF OMAHA.
 23. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF OMAHA.
 24. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF OMAHA.
 25. I AM A MEMBER OF THE TENNESSEE SURVEYORS ASSOCIATION OF OMAHA.

CHAPOLINE & ASSOCIATES
 7136 WALKER ROAD, LEXINGTON, TENNESSEE 38304
 (615) 795-8108
 chapoline@chape.com
 www.chapoline.com

GENERAL NOTES
 1. THE NUMBER OF THE MAP IS 17 PARCELS 8, 9 & 11.
 2. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
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 25. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.



THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

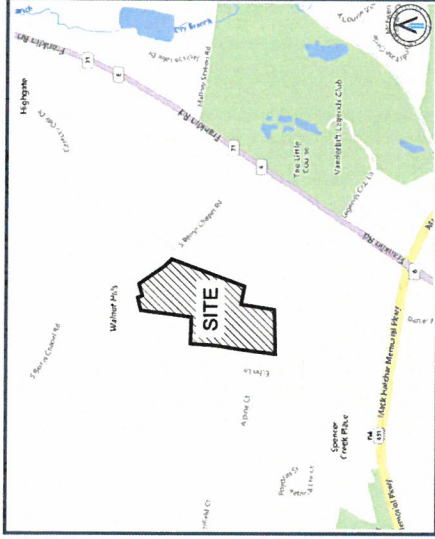
OWNER/DEVELOPER
DAVID BLACKBURN
 DRB PRESERVATION TRUST
 381 MALLORY LANE, SUITE 207
 FRANKLIN, TN, 37067
 (615) 202-5040
 david@blackburntn.com

LANDSCAPE ARCHITECTURE

PROY GARDNER, PLLA
 RAGANSMITH
 315 WOODLAND STREET
 NASHVILLE, TN 37206
 (615) 244-8591
 lgardner@ragansmith.com

INDEX OF SHEETS

SHEET DESCRIPTION
 CVR COVER SHEET
 CIVIL PLANS
 C1.0 REZONING PLAN



LOCATION MAP
 SCALE 1"=100'

2247 S Berry's Chapel Road
 Franklin, TN 37069
 Map 52 | Parcels 61, 64, 09, & 64.11
 City of Franklin Project No. 8382

CITY OF FRANKLIN,
 WILLIAMSON COUNTY,
 TENNESSEE

ZONING INFORMATION			
Parcel	Existing Zoning	Proposed Zoning	
61	MA-1.1 (C-1)	PD 0.30	
64.09	R-1	PD 0.30	
64.11	MA-1.1 (C-1)	PD 0.30	



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THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING PLAN FOR DRB PRESERVATION TRUST

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale	1"=100'
Date	JANUARY 8, 2024
Approved By	TPG
Revisions	

1 REVISION PER CITY COMMENTS

Drawing Title
COVER

Drawing No.
CVR
 Project No.
 22-0131



SURVEY INFORMATION

1. Survey information taken from a survey prepared by Chapman & Associates dated October 19, 2021.

FLOOD INFORMATION

By Flood Map location and graphic shading only, the property does not lie within any flood zones, as designated on current Federal Emergency Management Agency Map No. 4718C0200, with a Flood Report, Community No. 47200, Panel No. 00E, Scale, G, which is the current Flood Insurance rate map for the community in which said premises is situated.

MUNICIPAL RIGHTS INFORMATION

All the present uses, primary (as indicated) does not reflect any municipal rights on the subject property.

COMPLIANCE WITH ENVISION FRANKLIN

In keeping with the Large Lot Residential Design Concept from neighboring properties a typical lot size of one acre, the subject property is proposed to be divided into two lots, each approximately one-half acre in size. These lots shall be constructed with increasing setbacks using a minimum of 10 feet.

The natural features on this site include streams, wetlands, woodlands and trees. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. The proposed layout is sensitive to these features and proposes their preservation to the extent possible.

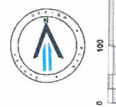
SITE DATA

Client: The Preserve at Sheridan	City: Franklin, TN
Project No.: 2021-001	Subdivision: N/A
Parcel No.: 052.01.001.001	Map No.: 052.01.001.001
Parcel Area: 52.91 AC. (2,291,981 S.F.)	Site Area: 52.91 AC. (2,291,981 S.F.)
Front Setback: 30.29 AC.	Side Setback: 30.29 AC.
Back Setback: 30.29 AC.	Total Area: 52.91 AC. (2,291,981 S.F.)
Lot Area: 26.45 AC. (1,145,990 S.F.)	Lot Area: 26.45 AC. (1,145,990 S.F.)
Existing Tree Canopy: 997,860 S.F.	Existing Tree Canopy: 997,860 S.F.
Existing Tree Canopy (%): 22.91 %	Existing Tree Canopy (%): 22.91 %
Existing Tree Canopy (ft.): 38.3% (22.91 AC. (2,291,981 S.F.))	Existing Tree Canopy (ft.): 38.3% (22.91 AC. (2,291,981 S.F.))
Proposed Zoning: R-1, MGA-1 (County)	Proposed Zoning: R-1, MGA-1 (County)
Design Concept: Planned Development PD 0.30	Design Concept: Planned Development PD 0.30
Future Zoning: MGA-1 (County)	Future Zoning: MGA-1 (County)
Future Zoning: MGA-1 (County)	Future Zoning: MGA-1 (County)
Future Zoning: MGA-1 (County)	Future Zoning: MGA-1 (County)
Future Zoning: MGA-1 (County)	Future Zoning: MGA-1 (County)

**THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, REZONING
PLAN**

FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'
Date: JANUARY 8, 2024
Approved By: [Signature]
Title: [Title]
Revision: [Revision]
1. 62012024 FOR CITY COMMENTS



Drawing No: **C1.0**
Project No: 22-0131

