

**ORDINANCE 2024-21**

**AN ORDINANCE TO REZONE 44.53 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF FRANKLIN ROAD.**

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

**WHEREAS**, the Civic Institutional (CI) 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 and the BOMA have found that the rezoning is in the best interest of the City.

**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 Estate Residential (ER) District to Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
063-24.03	44.53
Total	44.53

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

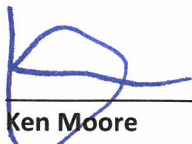
**SECTION III.** BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this 27<sup>th</sup> day of August, 2024.

ATTEST:

By:   
Angie Skarp  
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:   
Dr. Ken Moore  
Mayor

Approved as to form by:

  
**Shauna R. Billingsley**  
City Attorney

PLANNING COMMISSION RECOMMENDED:

6/27/24, 6-0

PASSED FIRST READING:

7/9/24, 8-0

PUBLIC HEARING HELD:

8/13/24

PASSED SECOND READING:

8/13/24, 6-0

PASSED THIRD READING:

8/27/24, 7-0

























**CREEKSIDE HOME SITE, REZONING  
ORDINANCE 2024-21**

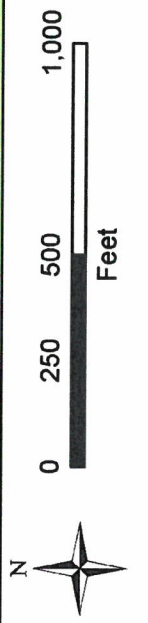
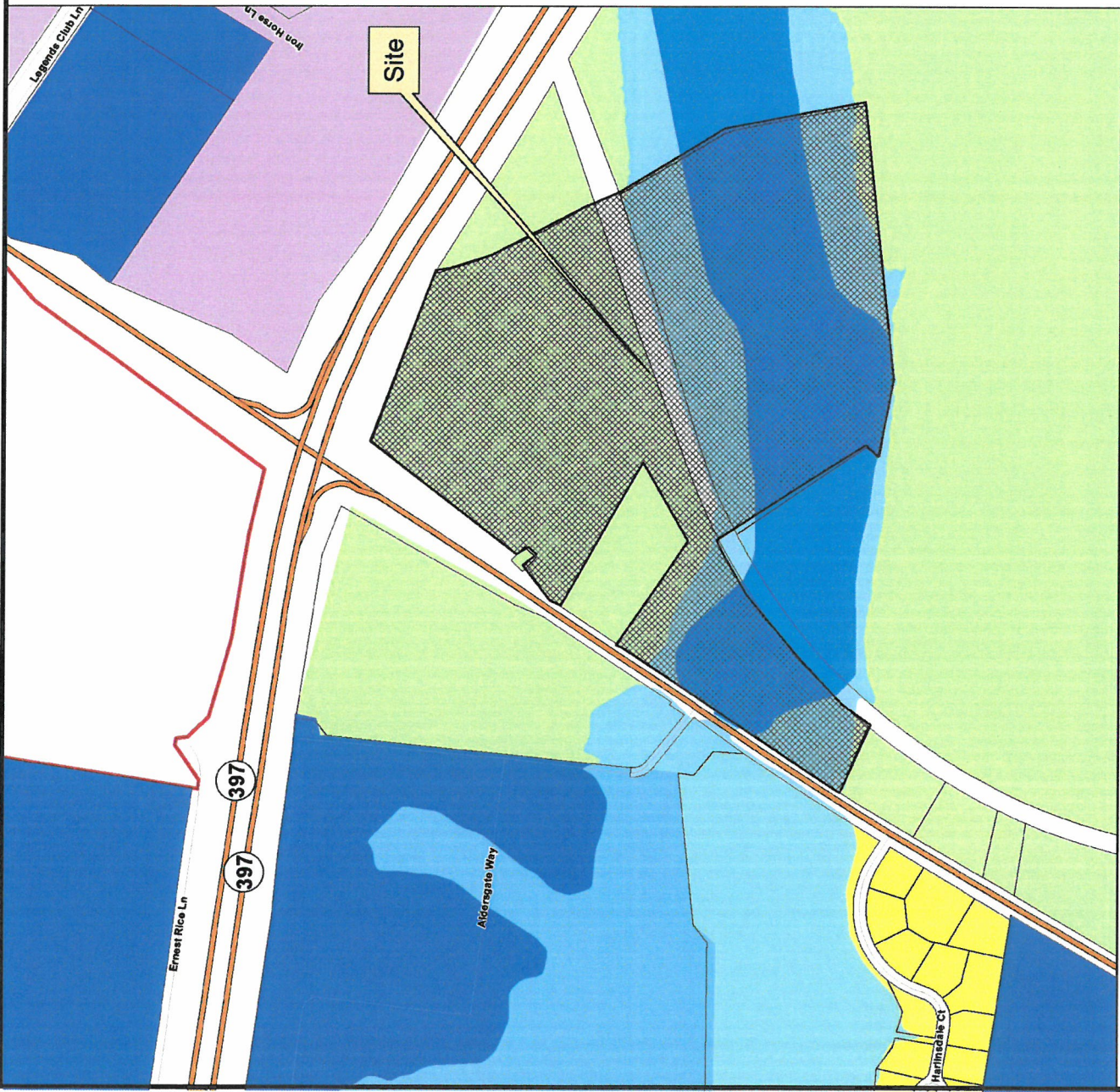
**Project Information**

Existing Zoning: ER Estate Residential  
Proposed Zoning: CI Civic and Institutional  
Overlay Districts: CFO, HPO, FWO, FFO  
Site Acreage: 44.53 acres

\*\*Subject parcel is within the CFO and HPO.  
These overlays are not shown on this map  
for clarity purposes.

**Legend**

-  Creekside Home Site Subdivision
-  Floodway Fringe Overlay
-  Floodway 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



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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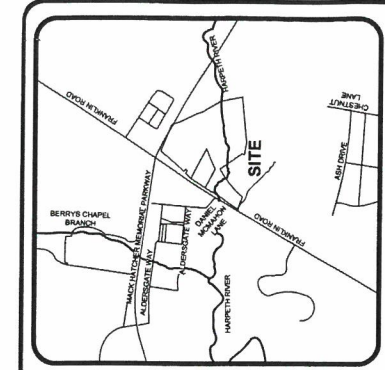
### LEGEND

	IRON PIN FOUND
	CONC. METER FOUND
	CONC. METER SET
	CONTROL POINT FOUND
	CONTROL POINT SET
	BENCH MARK
	WATER METER
	WATER METER SET
	PUBLIC UTILITY AND DRAINAGE EASEMENT
	GREEN INFRASTRUCTURE EASEMENT

THE INFORMATION CONTAINED ON THIS PLAN IS FOR THE EXCLUSIVE USE OF THE CITY OF FRANKLIN, TENNESSEE. THE CITY OF FRANKLIN, TENNESSEE, IS THE OWNER OF THE SUBJECT PROPERTY AND THE CITY ENGINEER HAS REVIEWED THIS PLAN AND DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY CODE, CHARTER, ORDINANCES, AND POLICIES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREON. THE CITY ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE TRANSACTION, NOR DOES IT GUARANTEE THE ACCURACY OF ANY SURVEY DATA OR RECORDS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAN AND DOES NOT EXTEND TO ANY OTHER INFORMATION NOT SHOWN OR REFERENCED ON THIS PLAN.

1. A PORTION OF THIS PLAN IS FOR THE EXCLUSIVE USE OF THE CITY OF FRANKLIN, TENNESSEE. THE CITY OF FRANKLIN, TENNESSEE, IS THE OWNER OF THE SUBJECT PROPERTY AND THE CITY ENGINEER HAS REVIEWED THIS PLAN AND DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY CODE, CHARTER, ORDINANCES, AND POLICIES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREON. THE CITY ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE TRANSACTION, NOR DOES IT GUARANTEE THE ACCURACY OF ANY SURVEY DATA OR RECORDS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAN AND DOES NOT EXTEND TO ANY OTHER INFORMATION NOT SHOWN OR REFERENCED ON THIS PLAN.
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<p><b>WATER SYSTEMS</b></p> <p>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>THE ENGINEER HAS REVIEWED THE PLANS AND DETERMINED THAT THE WATER SYSTEMS SHOWN ARE IN ACCORDANCE WITH THE CITY CODE, CHARTER, ORDINANCES, AND POLICIES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREON. THE ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE TRANSACTION, NOR DOES IT GUARANTEE THE ACCURACY OF ANY SURVEY DATA OR RECORDS. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAN AND DOES NOT EXTEND TO ANY OTHER INFORMATION NOT SHOWN OR REFERENCED ON THIS PLAN.</p>	<p><b>ELECTRICAL SYSTEMS</b></p> <p>CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS</p> <p>THE ENGINEER HAS REVIEWED THE PLANS AND DETERMINED THAT THE ELECTRICAL SYSTEMS SHOWN ARE IN ACCORDANCE WITH THE CITY CODE, CHARTER, ORDINANCES, AND POLICIES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREON. THE ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE TRANSACTION, NOR DOES IT GUARANTEE THE ACCURACY OF ANY SURVEY DATA OR RECORDS. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAN AND DOES NOT EXTEND TO ANY OTHER INFORMATION NOT SHOWN OR REFERENCED ON THIS PLAN.</p>	<p><b>SEWER SYSTEMS</b></p> <p>CERTIFICATE OF APPROVAL OF SEWER SYSTEMS</p> <p>THE ENGINEER HAS REVIEWED THE PLANS AND DETERMINED THAT THE SEWER SYSTEMS SHOWN ARE IN ACCORDANCE WITH THE CITY CODE, CHARTER, ORDINANCES, AND POLICIES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREON. THE ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE TRANSACTION, NOR DOES IT GUARANTEE THE ACCURACY OF ANY SURVEY DATA OR RECORDS. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAN AND DOES NOT EXTEND TO ANY OTHER INFORMATION NOT SHOWN OR REFERENCED ON THIS PLAN.</p>	<p><b>DRAINAGE, SIDEWALKS &amp; GIE</b></p> <p>CERTIFICATE OF APPROVAL OF DRAINAGE, SIDEWALKS &amp; GIE</p> <p>THE ENGINEER HAS REVIEWED THE PLANS AND DETERMINED THAT THE DRAINAGE, SIDEWALKS, AND GIE SHOWN ARE IN ACCORDANCE WITH THE CITY CODE, CHARTER, ORDINANCES, AND POLICIES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED THEREON. THE ENGINEER'S REVIEW DOES NOT EXTEND TO THE LEGAL ASPECTS OF THE TRANSACTION, NOR DOES IT GUARANTEE THE ACCURACY OF ANY SURVEY DATA OR RECORDS. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED ON THIS PLAN AND DOES NOT EXTEND TO ANY OTHER INFORMATION NOT SHOWN OR REFERENCED ON THIS PLAN.</p>
<p><b>CERTIFICATE OF APPROVAL OF SUBDIVISION</b></p> <p>NAME, STREET NAMES, AND ADDRESSING</p> <p>FRANKLIN PRESERVATION PARTNERS, LLC</p> <p>WILSON &amp; ASSOCIATES, P.C.</p> <p>FRANKLIN, TENNESSEE</p>	<p><b>CERTIFICATE OF APPROVAL OF RECORDING</b></p> <p>NAME, STREET NAMES, AND ADDRESSING</p> <p>FRANKLIN PRESERVATION PARTNERS, LLC</p> <p>WILSON &amp; ASSOCIATES, P.C.</p> <p>FRANKLIN, TENNESSEE</p>	<p><b>CERTIFICATE OF APPROVAL OF RECORDING</b></p> <p>NAME, STREET NAMES, AND ADDRESSING</p> <p>FRANKLIN PRESERVATION PARTNERS, LLC</p> <p>WILSON &amp; ASSOCIATES, P.C.</p> <p>FRANKLIN, TENNESSEE</p>	<p><b>CERTIFICATE OF APPROVAL OF RECORDING</b></p> <p>NAME, STREET NAMES, AND ADDRESSING</p> <p>FRANKLIN PRESERVATION PARTNERS, LLC</p> <p>WILSON &amp; ASSOCIATES, P.C.</p> <p>FRANKLIN, TENNESSEE</p>

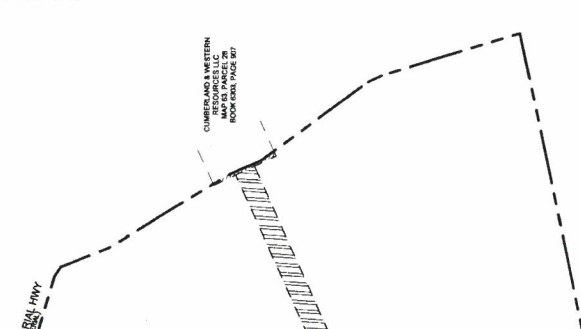


### VICINITY MAP NOT TO SCALE

Lot #	Area (SF)	Area (AC)
2	169720	3.827

Parcel #	Area (SF)	Area (AC)
O.S.1	1539707.52	44.530



# WILSON & ASSOCIATES, P.C.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

NO. 03172024 - 02:42:00 PM

24006734

2 FOR A.L. PLAN BATCH: 178872

**PLAT BOOK: P82**  
**PAGE: 82**

REG. FEE: 30.00  
DP FEE: 2.00  
TOTAL: 32.00

DATE: 3/12/24

STATE OF TENNESSEE  
COUNTY OF FRANKLIN  
SHERRY ANDERSON

**FINAL SUBDIVISION PLAT**

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES: 48.357 TOTAL NO. OF LOTS: 1  
ACRES NEW RDIST: 0.000 (ROW) L.F. OF NEW RDIST: 000.00  
ACRES OPEN SPACE: 3.827 CIVIL DISTRICT: 8TH  
DRAWN BY: AS CLOSURE ERROR: SEE NOTE  
SCALE: 1" = 250' DATE: 03/01/2024

VA PROJECT NO. 23-2056 COF. NO. 8985 SHEET 1 OF 2

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	722.27'	1939.73'	21° 26' 42"	S50° 47' 08"W	718.06'
C2	321.85'	11430.05'	1° 35' 45"	N37° 12' 37"E	321.92'
C3	422.92'	3952.50'	8° 17' 23"	N67° 30' 00"E	422.71'

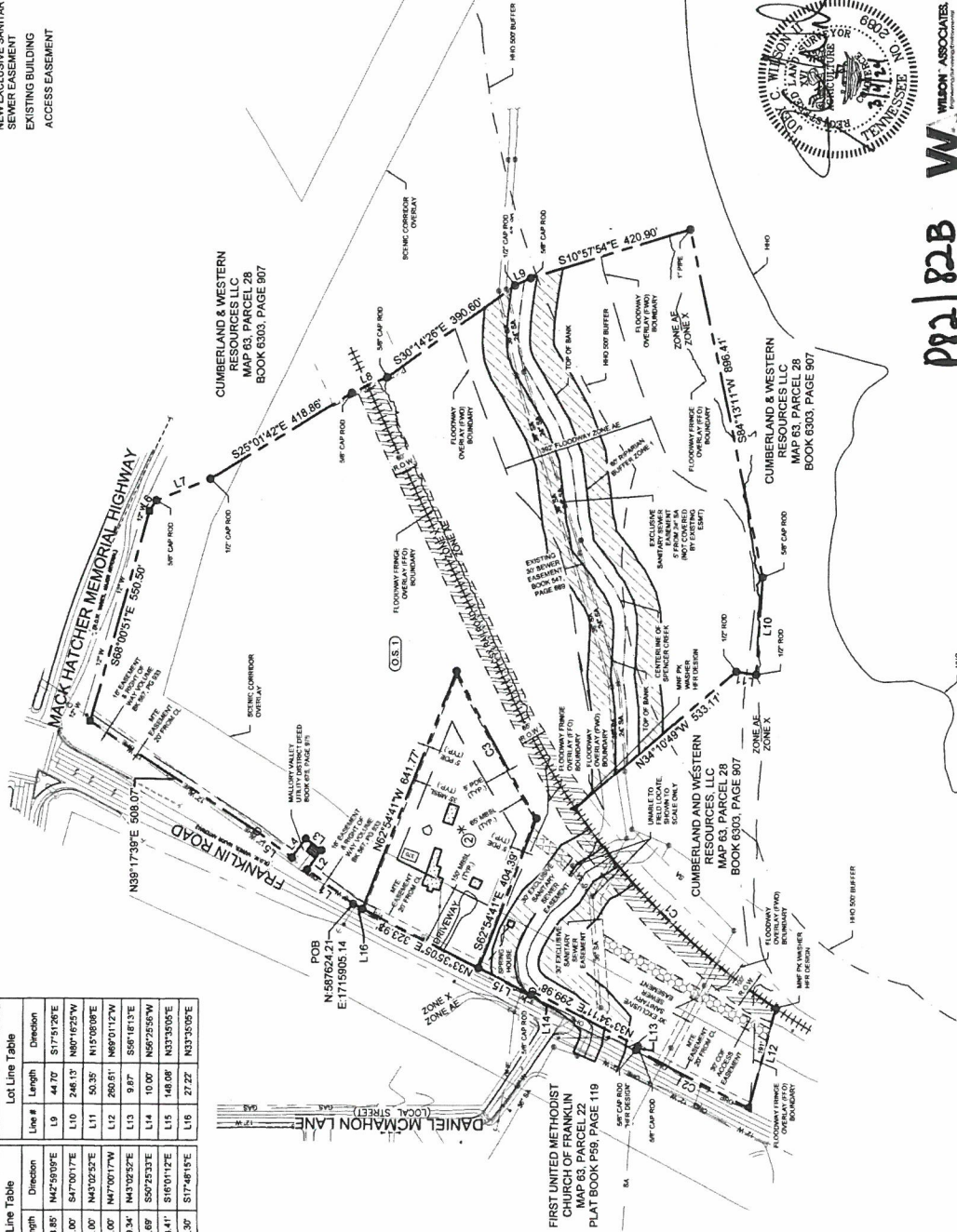
Lot Line Table			Lot Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	144.85'	M42°59'09"E	L9	44.70'	S17°51'28"E
L2	60.00'	S47°00'17"E	L10	246.13'	N84°16'25"W
L3	50.00'	M42°02'32"E	L11	50.35'	N19°08'08"E
L4	60.00'	M47°00'17"W	L12	260.61'	M87°01'12"W
L5	109.34'	M43°02'32"E	L13	9.87'	S88°18'13"E
L6	32.69'	S50°29'33"E	L14	10.00'	N87°25'55"W
L7	144.41'	S16°01'12"E	L15	148.08'	N37°35'05"E
L8	87.30'	S17°48'15"E	L16	27.22'	N37°35'08"E

**HATCH LEGEND**

- CSX RAILROAD EASEMENT
- RIPARIAN BUFFER
- NEW EXCLUSIVE SANITARY SEWER EASEMENT
- EXISTING BUILDING
- ACCESS EASEMENT



**VICINITY MAP**  
NOT TO SCALE



# CREEKSIDE HOME SITE SUBDIVISION



**WILSON ASSOCIATES, P.C.**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE

**82B | 82B**

**N 95** 03/12/2024 - 02:42:00 PM  
2 PDS AL PLAT  
24006734  
BATCH: 878872  
PLAT BOOK: P82  
PAGE: 82  
REG. FEE: 50.00  
DP FEE: 2.00  
TOTAL: 32.00  
STATE OF TENNESSEE, WILLIAMSON COUNTY  
SHERREY ANDERSON

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE  
TOTAL ACRES: 48.357  
ACRES NEW RD/ST: 0.000 (ROW)  
ACRES OPEN SPACE: 3.827  
DRAWN BY: AS  
SCALE: 1" = 200'  
TOTAL NO. OF LOTS: 1  
L.F. OF NEW RD/ST: 874  
CIVIL DISTRICT: SEE NOTE  
CLOSURE ERROR: SEE NOTE  
DATE: 03/01/2024

WA PROJECT NO. 23-2056 COF NO. 8395 SHEET 2 OF 2