

ORDINANCE 2010-55

ORDINANCE 2010-55, TO BE ENTITLED "AN ORDINANCE TO REZONE 22.7 ACRES FROM LOW RESIDENTIAL (R-1) TO CIVIC AND INSTITUTIONAL (CI) FOR PROPERTY LOCATED ALONG CLOVERCROFT ROAD AND WEST OF BAYHILL CIRCLE."

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, rezoned from its present zoning classification of Low Residential (R-1) to Civic and Institutional (CI):

Zoning Reference Number: 10-05:

Map--Parcel	Acres
61--9.03	22.7
TOTAL	22.7

Located in the 14th Civil District of Williamson County, Tennessee. Bound on the north by JPS Properties, Inc., a Tennessee Corporation (Deed Book 1846, Page 935) and Breezeway Subdivision, Section I (Plat Book P51, Page 128); on the east by Herbert Drive and Breezeway Subdivision, Section 4 (Plat Book P48, Page 42) and Bay Hill Drive; on the south by Clovercroft Road; and on the west by David R. Pace, & wife, Michella C. Pace (Deed Book 2309, Page 392) and Dean G. Fulton & wife, Jennifer L. Fulton (Deed Book 1474, Page 228) and Byron Stansfield & wife, Rosemary Stansfield (Deed Book 3142, Page 958).

Beginning at an iron pin set at the intersection of the north right-of-way of Clovercroft Road, approximately 40.79 feet off the centerline, and the west right-of-way of Bayhill Circle, approximately 38.7 feet off the centerline, said point being the southeast corner of this property and the POINT OF BEGINNING; thence with the north right-of-way of Clovercroft Road, S-05°24'28"-W, 10.79 feet to an iron pin set, approximately 30 feet off the centerline; thence continuing with the north right-of-way of Clovercroft Road N-84°35'32"-W, 652.80 feet to an iron pin set; thence with a curve to the left having a radius of 1,630.00 feet, and a chord bearing and distance of S-89°52'17"-W, 314.51 feet, for an arc length of 315.00 feet to an iron pin found, being the SW corner of this tract; thence, leaving said right-of-way and running with the east line of Pace and Fulton, respectively, N-04°33'07"-E, a total distance of 546.38 feet to an iron pin found; thence with the east line of Stansfield N-05°38'25"-E, 392.83 feet to an iron pin found, being the NW corner of this tract; thence with the south line of JSP Properties, S-81°03'28"-E, 500.75 feet to an iron pin found; thence continuing with the south line of JSP Properties S-80°45'05"-E, 373.86 feet to an iron pin found; thence S-81°52'02"-E, 325.09 feet to an iron pin found, being the NE corner of this tract; thence with the SW line of Lot 97, Section I, Breezeway S-44°18'12"-E, 229.27 feet to an iron pin found on the west right-of-way of Herbert Drive; thence running with the west right-of-way of Herbert Drive, with a curve to the left having a radius of 695.00 feet, and a chord bearing and distance of S-23°05'08"-W, 123.91 feet, for an arc length of 124.07 feet to a brass monument found; thence with a curve to the right having a radius of 23.50 feet, and a chord bearing and distance of S-

68°44'13"-W, 25.78 feet, for an arc length of 27.29 feet; thence with a curve to the right with a radius of 548.00 feet, and a chord bearing and distance of S-79°51'43"-E, 35.73 feet, for an arc length of 35.73 feet to a brass monument found; thence S-08°16'11"-W, 40.00 feet to a brass monument found; thence with a curve to the right having a radius of 23.50 feet, and a chord bearing and distance of S-26°51'45"-E, 38.44 feet to a brass monument found; thence with a curve to the left having a radius of 695.00 feet, and a chord bearing and distance of S-23°05'08"-W, 119.21 feet, for an arc length of 119.35 feet to an iron pin set; thence leaving the right-of-way of Herbert Drive and running with the north and west lines of Breezeway, Section 4, Lots 127 through 130, respectively, along a curve to the left having a radius of 361.41 feet, and a chord bearing and distance of S-58°35'21"-W, 448.54 feet, for a total arc length of 483.87 feet to an Iron pin set; thence with the southwest line of Lot 130 S-69°48'34"-E, 137.18 feet to an Iron pin set on the west right-of-way of Herbert Drive; thence with the west right-of-way of Herbert Drive and a curve to the left having a radius of 215.00 feet, and a chord bearing and distance of S-12°50'56"-W, 54.95 feet, for an arc length of 55.10 feet to a brass monument found; thence with a curve to the right having a radius of 25.00 feet, and a chord bearing and distance of S-43°14'57"-W, 30.61 feet, for an arc length of 32.94 feet to the pin at the beginning; containing 989,772.74 square feet or 22.72 acres, more or less.

Included in the above described tract, but expressly excluded there from, is a Water Booster Station Site to be deeded to Milcrofton Utility District as follows: Commencing at the SW corner of the above described tract; thence running into the above described tract N-38°24'11"-E, 80.18 feet for a Point of Beginning, being the SW corner of this tract; thence continuing within the above described tract

N-01°36'21"-E, 55.00 feet to a point, being the NW corner of this tract; thence S-88°23'39"-E, 80.00 feet to a point, being the NE corner of this tract; thence S-01°36'21"-W, 55.00 feet to a point, being the SE corner of this tract; thence N-88°23'39"-W, 80.00 feet to the point at the beginning; containing 4,400 square feet or 0.10 acre, more or less; leaving a net area of 985,372 square feet or 22.62 acres, more or less, for the above described tract.

The above described tract is subject to a 20' Wide Sewer Force Main Easement, a Sanitary Sewer Lift Station, a 30' Wide Gas Transmission Line Easement, the previously described Water Booster Station Site and Access to said site to be dedicated at a future date, and all other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

SECTION II: 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
JOHN SCHROER
MAYOR

PLANNING COMMISSION RECOMMENDED DISAPPROVAL (Vote 2-6):

07-22-10

PASSED FIRST READING:

07-27-10

PUBLIC HEARING HELD:

8/10/10

PASSED SECOND READING:

8/10/10

PASSED THIRD READING:



H I S T O R I C
F R A N K L I N
T E N N E S S E E

July 7, 2010

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator
Shauna Billingsley, City Attorney
Catherine Powers, Director, Planning and Sustainability

SUBJECT: Timeline for Williamson County School District –
New Elementary School in Breezeway Subdivision

PURPOSE

The purpose of the accelerated timeline (attached) is to assure that a proposed new school in Breezeway subdivision can be processed in a manner to allow school opening in August 2011, while also meeting the City of Franklin's zoning approval process. The attached timeline will accommodate a thorough review of the zoning and the site plan for the project including compliance with provisions for a neighborhood meeting, public notice and the public hearing before the Board of Mayor and Aldermen.

BACKGROUND

The Williamson County School District has been searching for a site to place a school on the east side of Franklin for several months to alleviate overcrowding conditions in other schools. A few months ago, the District evaluated a parcel needing sewer access in the County. The School District did not move forward with that site but chose to concentrate on a site within Franklin, served by sewer. This site is located on 2.27 acres on the west side of the Breezeway Development. The proposed school will be the same design as the school currently being constructed in Westhaven.

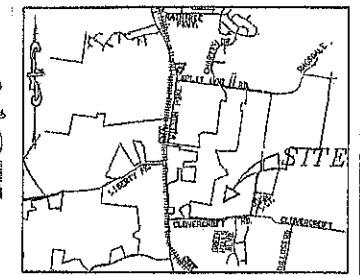
The School District has a need to open this school in August 2011. The City desires to accommodate this need but also needs to assure Franklin's procedural integrity is maintained. The recommended timeline will assure that the needs of both entities are met.

FINANCIAL IMPACT

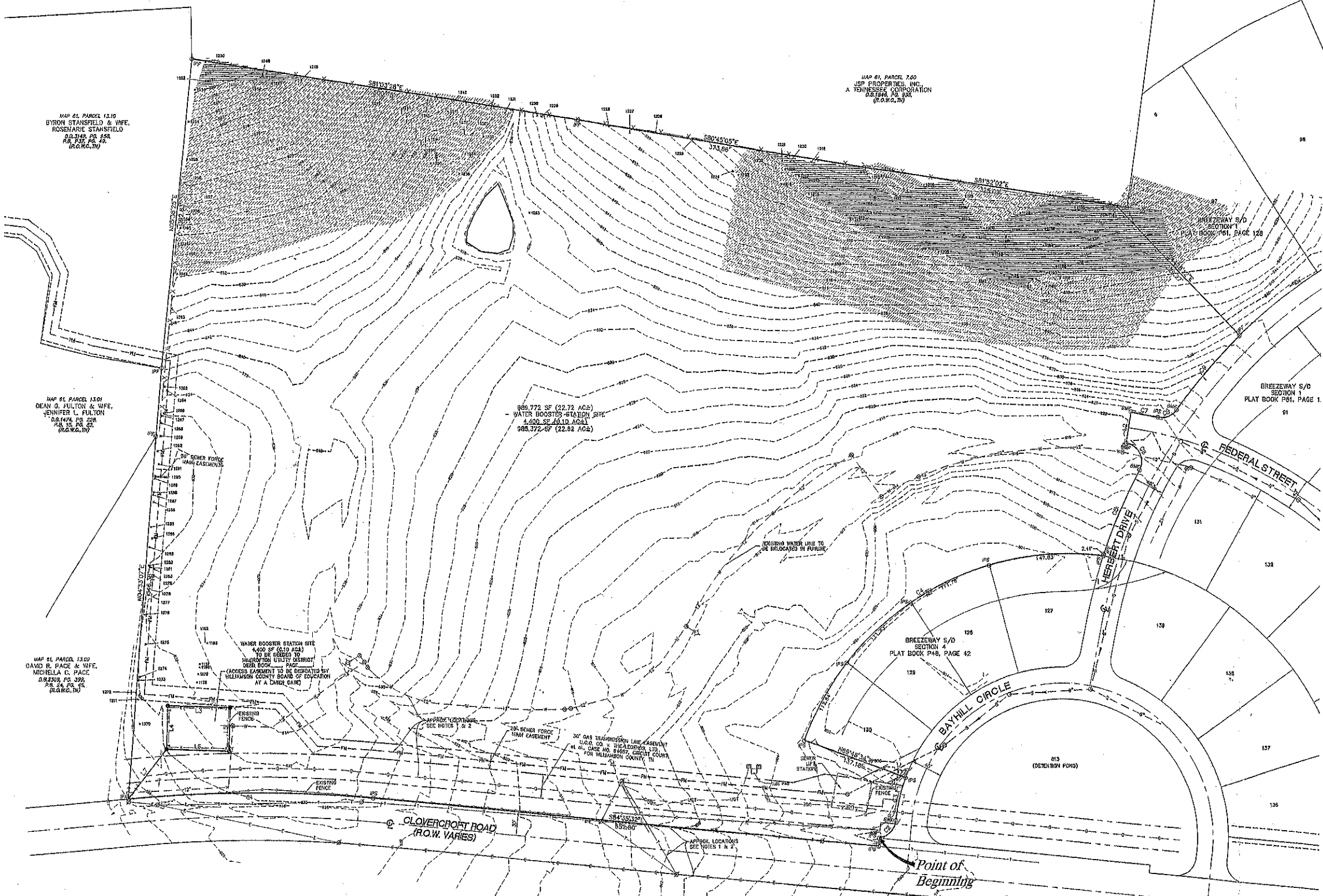
None associated with this project.

RECOMMENDATION

That the Board of Mayor and Aldermen endorse the Timeline entitled, **Approval Process and Timeline for New "Breezeway" School Williamson County School District.**



LOCATION MAP



MAP 61, PARCEL 1210
BYRON STANSFIELD & WIFE,
ROSEMARIE STANSFIELD
S.S. 246, P. 351
P. 351, P. 351
(R.O.W.C. IN)

MAP 61, PARCEL 1301
DEAN D. FULTON & WIFE,
TENNIFER L. FULTON
S.S. 1474, P. 228
P. 228, P. 228
(R.O.W.C. IN)

MAP 61, PARCEL 1302
DAVID R. PACE & WIFE,
MICHELLE C. PACE
S.S. 356, P. 392
P. 392, P. 392
(R.O.W.C. IN)

MAP 61, PARCEL 760
JSP PROPERTIES, INC.
A TENNESSEE CORPORATION
S.S. 1184, P. 126
(R.O.W.C. IN)

BREEZEWAY S/D
SECTION 1
PLAT BOOK P61, PAGE 1

BREEZEWAY S/D
SECTION 4
PLAT BOOK P48, PAGE 62

- NOTICE**
1. In Tennessee, it is a requirement per The Underground Utility Damage Prevention Act that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 2. Underground utilities shown were located using available aboveground evidence, and also from information contained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 3. This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

LINE LENGTH RECORD

11	16.70	N089°24'32"E
12	20.00	N08°21'17"E
13	148.00	E84°24'02"E
14	85.00	N01°56'21"E
15	85.00	S01°56'21"W
16	85.00	E84°24'02"E
17	16.70	N089°24'32"E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	119.21°	1836.00	318.00	314.91	S82°24'17"W
C2	78.29°	310.00	26.84	26.01	N43°14'37"E
C3	140.00°	318.00	65.10	61.90	S14°20'52"E
C4	78.29°	310.00	48.87	48.83	S22°32'21"W
C5	89.00°	628.00	118.00	118.21	S22°30'06"W
C6	109.46°	513.00	146.00	145.71	N08°31'45"E
C7	344.10°	618.00	25.72	25.72	S78°51'43"E
C8	88.24°	114.00	27.80	27.78	S88°24'15"E
C9	101.43°	628.00	34.07	33.91	S49°24'23"E

- LEGEND FOR ANNOTATIONS**
- ISD O IRON PIN SET
 - IPW IRON PIN
 - BM BRASS BENCHMARK
 - BMW BRASS WOOD BENCHMARK
 - SPW SPAN WIRE
 - SEWER FORCE MAIN EASEMENT
 - 30' GAS TRANSMISSION LINE EASEMENT
 - 30' SEWER FORCE MAIN EASEMENT
 - 30' WATER BOOSTER STATION EASEMENT
 - APPROXIMATE LOCATIONS
 - APPROXIMATE ACCESS EASEMENT
 - SURVEY POINT
 - WATER BOOSTER STATION
 - CONCRETE WATER LINE TO BE INSTALLED IN FUTURE
 - CONCRETE SEWER MAIN
 - CONCRETE GAS MAIN
 - CORNER MARKER PIN
 - 2.50" dia. Sandbag Stake Hammer
 - Existing Pole Holard

PREPARED FOR: WILLIAMSON COUNTY
BOARD OF EDUCATION
ADDRESS: 1320 WEST MAIN ST, SUITE 202
FRANKLIN, TN 37064

OWNER: Clovercroft, LLC
ADDRESS: 640 Broadmar Blvd
Murfreesboro, TN 37129
Tax Map 01, Parcel 9.03
Deed Book 4043, PG 358

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.



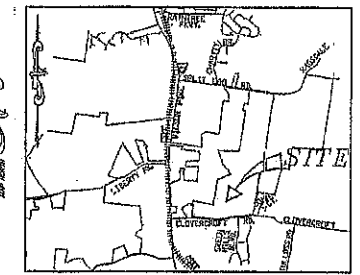
Boundary Survey

CLOVERCROFT, LLC

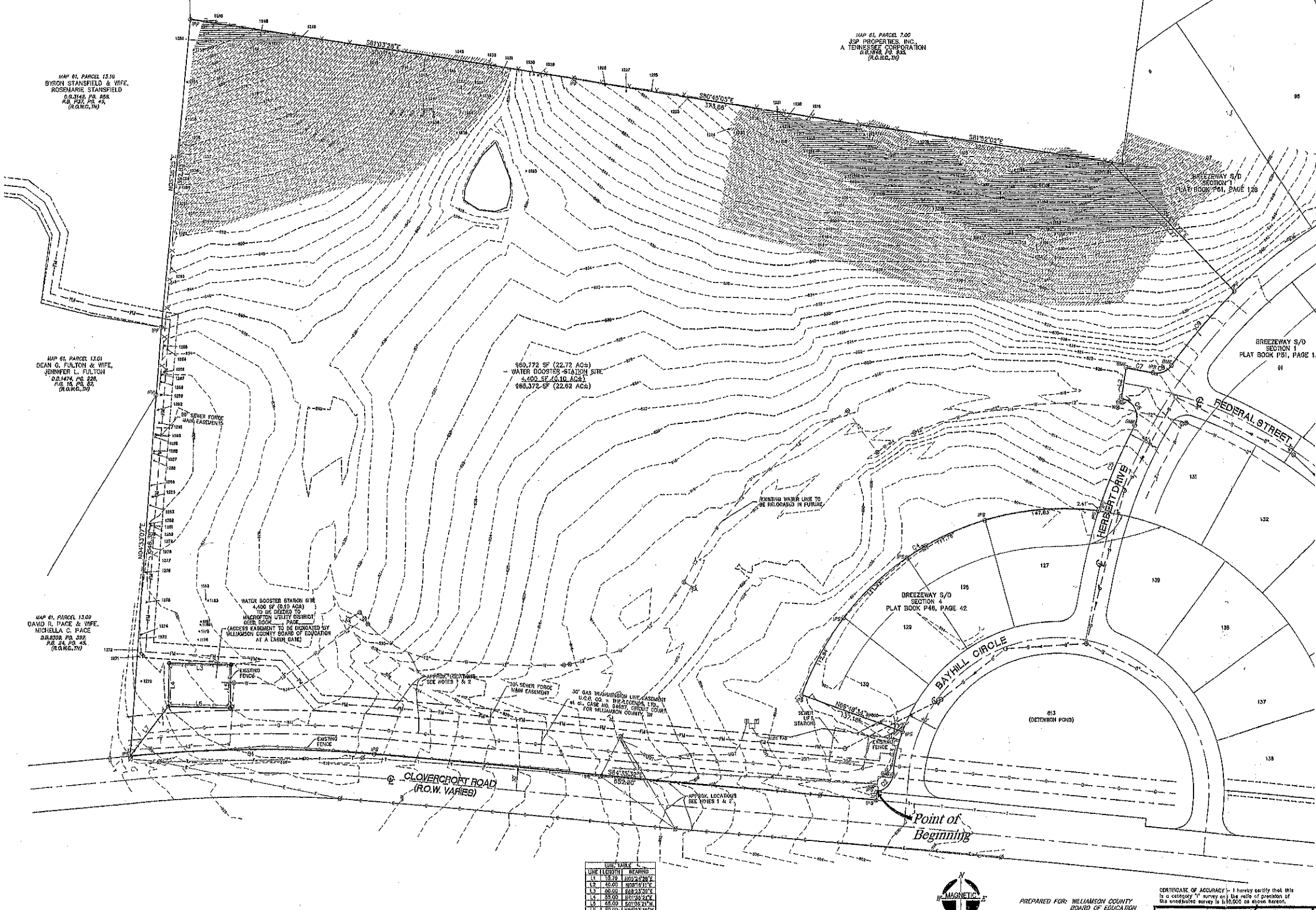
14th Civil District, City of Franklin, Williamson County, TN

Date: June 2010 Scale: 1"=50' Sheet 1 of 1

SHUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING 1-800-488-4881 FAX: 888-668-0880



LOCATION MAP



MAP 81, PARCEL 15.19
BYRON STANSFIELD & WIFE,
ROSANNE STANSFIELD
P. 3142 PG. 286
R. 231 PG. 43
(PAGE, TN)

MAP 81, PARCEL 7.00
JSP PROPERTIES, INC.
A TENNESSEE CORPORATION
DEVELOPER FOR
(PAGE, TN)

MAP 61, PARCEL 13.01
DEAN G. FULTON & WIFE,
JENNIFER L. FULTON
P. 2174 PG. 228
R. 15 PG. 52
(PAGE, TN)

MAP 61, PARCEL 13.09
DAVID R. PACE & WIFE,
MICHELLE C. PACE
P. 2428 PG. 378
R. 24 PG. 43
(PAGE, TN)

989,772 SF (22.72 AC±)
- WATER BOOSTER STATION SITE
4,400 SF (0.10 AC±)
985,372 SF (22.62 AC±)

WATER BOOSTER STATION SITE
4,400 SF (0.10 AC±)
TO BE SITED BY
WILCOXVILLE UTILITY DISTRICT
DEER CREEK
(ACCESS EASEMENT TO BE DELEGATED BY
WILLIAMSON COUNTY BOARD OF EDUCATION
AT A LATER DATE)

BREEZEWAY S/D
SECTION 1
PLAT BOOK P61, PAGE 126

BREEZEWAY S/D
SECTION 4
PLAT BOOK P46, PAGE 42

FEDERAL STREET

HERBERT DRIVE

BAYHILL CIRCLE

CLOVERCROFT ROAD
(R.O.W. VARIES)

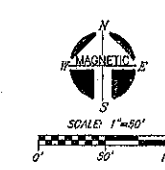
Point of Beginning

- PLAT NOTES
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who requests an Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that subscribe to the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
 - Underground utilities shown were located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 - This property may be subject to additional assessments, and/or restrictions, by record or prescription, that a complete title search may reveal.

LINE	LENGTH	BEARING
1	12.24	S89°22'27"W
2	42.00	N89°19'11"E
3	26.00	S88°23'30"E
4	25.00	S89°14'29"W
5	22.00	S89°32'41"W
6	250.24	S89°00'00"W
7	1004.00	S73°00'00"W
8	344.16	S73°00'00"W
9	2832.16	S73°00'00"W
10	1013.45	S85°00'00"W

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
01	118°42'	1810.00	315.00	314.81	S87°27'27"W
02	78°52'30"	25.00	32.94	30.41	N43°14'29"E
03	148°00'	218.00	38.90	38.63	S73°02'42"W
04	18°12'30"	381.41	663.87	448.61	S89°32'41"W
05	2°50'24"	585.00	119.35	119.21	S89°00'00"W
06	100°44'00"	31.65	45.18	28.44	N89°14'29"E
07	344°16'	148.00	32.73	32.73	S73°00'00"W
08	2832°16'	31.65	27.26	25.78	N88°44'33"E
09	1013°45'	25.00	124.07	123.81	N85°00'00"W

LEGEND FOR BOUNDARIES
 - IRON PIN SET
 - IRON PIN WITH
 - GRASS MARKING FOR
 - RAILROAD DRIVE
 - FENCE
 - DECORATIVE FENCE
 - CONTROLLED ACCESS FENCE
 - SURVEY POINT
 - CONE MARKER PIN
 - CONE SURVEY STAKE METHOD
 - Existing Fire Hydrant



PREPARED FOR: WILLIAMSON COUNTY
BOARD OF EDUCATION
ADDRESS: 1320 WEST MAIN ST, SUITE 202
FRANKLIN, TN 37064

OWNER: Clovercroft, LLC
ADDRESS: 640 Breashear Blvd
Memphis, TN 37129
Tax Map 61, Parcel 0.03
Deed Book 4048, PG. 356

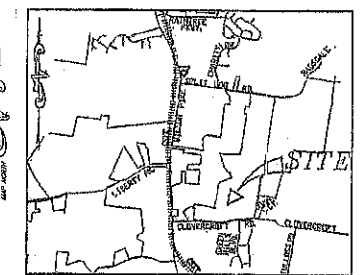
CERTIFICATE OF ACCURACY: I hereby certify that this is a correct survey on the basis of a survey in 1:10,000 as shown herein.



HUDDLESTON-STEEL
ENGINEERING & SURVEYING
2115 N.W. BROAD STREET, TAMPA, FLORIDA 33609
SURVEYING 1-888-488-4884 FAX 813-888-3085

NO.	DATE	DESCRIPTION
0	08-29-10	Original Issue
1	07-06-10	Add Existing Contours

Boundary Survey
CLOVERCROFT, LLC
14th Civil District, City of
Franklin, Williamson County, TN
Date: June 2010 Scale: 1"=60' Sheet 1 of 1



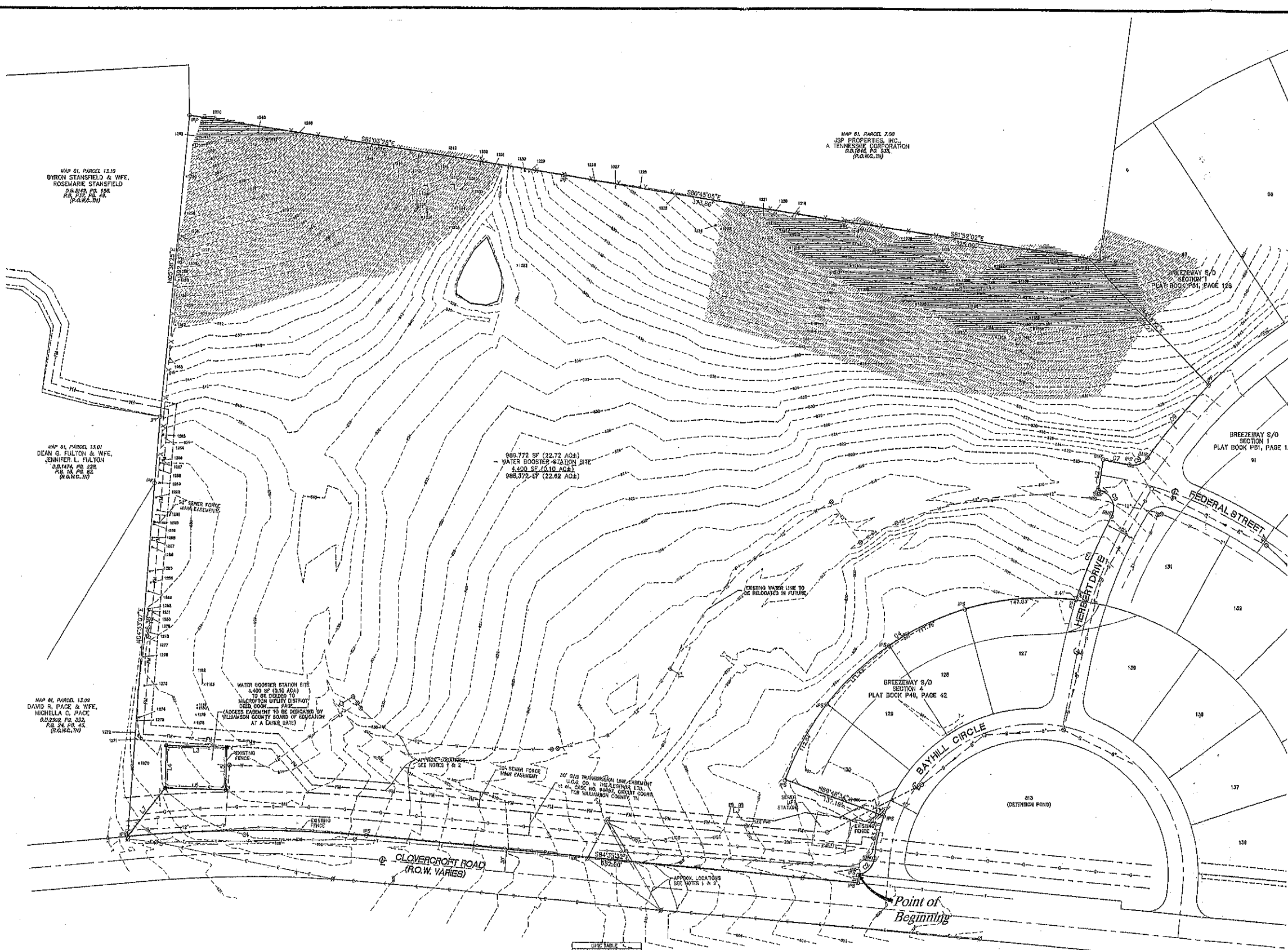
LOCATION MAP

MAP 61, PARCEL 1310
BYRON STANFIELD & WIFE,
ROSDARK STANFIELD
28.812 AC (12.62 AC)
PLAT BOOK P81, PAGE 126
(R.G.C., TN)

MAP 61, PARCEL 700
JSP PROPERTIES, INC.
A TENNESSEE CORPORATION
28.696 AC (12.62 AC)
(R.G.C., TN)

MAP 61, PARCEL 1307
DEAN G. FULTON & WIFE,
JENNIFER L. FULTON
28.147 AC (12.62 AC)
PLAT BOOK P81, PAGE 126
(R.G.C., TN)

MAP 61, PARCEL 1309
DAVID R. PACE & WIFE,
MICHELLE C. PACE
28.228 AC (12.62 AC)
PLAT BOOK P81, PAGE 126
(R.G.C., TN)



DISCLAIMER

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in Excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-331-1111.
- Underground utilities shown here located using available aboveground evidence, and also from information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- This property may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.

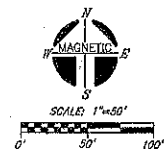
TABLE

LINE LENGTH	BEARING
11	10.78 N02°15'30"E
12	40.00 N00°00'00"W
13	60.00 E08°25'00"E
14	55.00 N01°58'21"E
15	65.00 S01°58'21"W
16	55.00 E08°25'00"E
17	10.78 S02°15'30"W

CURVE	ORDINA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11.34121	1830.00	318.00	314.61	S88°21'17"W
C2	78.72181	28.00	28.24	20.81	N33°14'32"E
C3	124.11002	216.00	58.10	54.95	S12°20'33"W
C4	78.72181	28.00	28.24	20.81	S88°21'17"W
C5	11.34121	1830.00	318.00	314.61	N33°14'32"E
C6	109.44004	23.00	18.01	18.44	N20°14'45"W
C7	374.11010	848.00	36.73	35.73	S70°41'47"E
C8	482.81101	23.00	21.29	21.78	N24°43'13"E
C9	109.44004	23.00	18.01	18.44	S20°14'45"W

LEGEND FOR SYMBOLS

- PROV. PIN SET
- IRON PIN SET
- WOOD DRESS MOVEMENT PINS
- REMARKS
- FENCE
- CONCRETE FENCE
- CONTROLLED ACCESS FENCE
- SURVEY POINT
- WATER
- CONC. WATER FNS.
- SEWER
- Utility Street Markers
- Existing Fire Hydrant



PREPARED FOR: WILLIAMSON COUNTY BOARD OF EDUCATION
ADDRESS: 1320 WEST MAIN ST, SUITE 202 FRANKLIN, TN 37064

OWNER: Clovercroft, LLC
ADDRESS: 640 Broadmore Blvd Murfreesboro, TN 37129
Tax Map 61, Parcel 9.03 Deed Book 4048, PG 358

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "A" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein.



HUDDLESTON-STEEL ENGINEERING, INC.
215 N. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING 1-800-484-4844 FAX 931-399-0090

NO.	DATE	DESCRIPTION
0	08-29-10	Original Issue
1	07-06-10	Added Existing Contours

Boundary Survey
CLOVERCROFT, LLC
14th Civil District, City of Franklin, Williamson County, TN
Date: June 2010 Scale: 1"=50' Sheet 1 of 1

**APPROVAL PROCESS AND TIME LINE
FOR NEW "BREEZEWAY" SCHOOL
WILLIAMSON COUNTY SCHOOL DISTRICT**

The following is a proposed scenario for consideration of the school to be located in the Breezeway subdivision:

- | | |
|--------------------|---|
| July 6 | Applicant must submit request for rezoning and concept plan. A map of the area and written legal description must be provided as part of the submittal. |
| July 9 | Publish for July 27th BOMA meeting |
| July 1 – 16 | Applicant shall schedule neighborhood meeting to take place prior to July 22nd. Applicant is responsible for mailing letters at least one week in advance of the neighborhood hearing. Meeting must be conducted at a location near the site and transcripts submitted to Planning. |
| July 13 | Applicant must submit Regulating and Site Plan for August 26th Planning Commission.
Applicant to submit Building Permit to Codes for review. |
| July 22 | Plan Commission considers rezoning and concept plan.
Recommends approval or denial to BOMA. |
| July 27 | First reading for rezoning at BOMA – concept plan considered. |
| August 10 | Second reading for rezoning and public hearing at BOMA – concept plan considered. |
| August 24 | Third reading for rezoning and second reading of concept plan at BOMA
MUST BE APPROVED OR AUGUST 26 PLAN COMMISSION CAN NOT TAKE PLACE. |
| August 26 | Planning Commission Review of Regulating and Site Plan. Building Permit provided. |

This schedule assumes all required information submitted on schedule and accurate, vote on the items the same night as the work session and no deferrals.