

ORDINANCE 2016-20

TO BE ENTITLED, “AN ORDINANCE TO REZONE 8.68 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL - SD-R (2.82) DISTRICT TO NC – NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED SOUTH OF SOUTH CAROTHERS AND EAST OF CAROTHERS PARKWAY.”

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

WHEREAS, the Neighborhood Commercial 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 Specific Development-Residential 2.82 District to Neighborhood Commercial District:

PREMISES CONSIDERED

Map-Parcel	Acres
089-4801	8.68
Total	8.68

PROPERTY DESCRIPTION

LAND SITUATED IN THE 9TH CIVIL DISTRICT AND THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, CURRENTLY KNOWN AS A PORTION OF THE LANDS OWNED BY CRESCENT LOCKWOOD, LLC., OF RECORD IN RECORD BOOK 6121, PAGE 973, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C., TN.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD (OLD), HAVING COORDINATES OF N: 566195.25, E: 1726636.69, , BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED PROPERTY; THENCE, ALONG THE SOUTH PROPERTY LINE OF HEREIN DESCRIBED PROPERTY, N 84°15'00" W, FOR A DISTANCE OF 640.80' TO AN IRON ROD (OLD); THENCE, ALONG WITH REMAINING LANDS OWNED BY AFOREMENTIONED CRESCENT LOCKWOOD, LLC., WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 237.93', A RADIUS OF 2,929.79', WITH A CHORD BEARING OF N 24°23'35" W, AND A CHORD LENGTH OF 237.87' TO AN IRON ROD (OLD); THENCE, ALONG WITH REMAINING OF LANDS OWNED BY CRESCENT LOCKWOOD, LLC., N 48°22'44" E, FOR A DISTANCE OF 166.16' TO AN IRON ROD (OLD); THENCE, N 49°03'53" E, FOR A DISTANCE OF 196.32' TO AN IRON ROD (OLD); THENCE, N 47°37'03" E, PASSING AN IRON ROD (OLD) AT 249.50', FOR A TOTAL DISTANCE OF 418.85' TO A POINT IN THE CENTERLINE OF CAROTHERS ROAD; THENCE, ALONG SAID CENTERLINE, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.92', A RADIUS OF 700.00', WITH A CHORD BEARING OF S 23°25'39" E, AND CHORD LENGTH OF 55.88' TO A POINT; THENCE, S 25°42'58" E, FOR A DISTANCE OF 250.14' TO A POINT, THENCE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 195.89', A RADIUS OF 395.49', WITH A CHORD BEARING OF S 11°31'35" E, AND CHORD LENGTH OF 193.90' TO A POINT; THENCE, S 02°39'49" W, FOR A DISTANCE OF 335.92' TO THE POINT OF BEGINNING . CONTAINING 378,160.7 SQ. FT, OR 8.68 ACRES, ACCORDING TO A SURVEY MADE BY FISHER ARNOLD, DATED JUNE, 2009.

SECTION II. That the attached Location Map 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Kristen L. Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____