

ORDINANCE 2017-06

TO BE ENTITLED, "AN ORDINANCE TO REZONE 4.66 ACRES FROM SPECIFIC DEVELOPMENT VARIETY (33.4/35000/115) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY (33.4/35000/119) DISTRICT FOR THE PROPERTY LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET (HARPETH SQUARE PUD SUBDIVISION)."

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

WHEREAS, the SDX 33.4/35000/119 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 2017-14, 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 SDX 33.4/35000/115 District to SDX 33.4/35000/119 District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078C—01500	4.04
078C---01300	.62
Total	4.66

Property Description

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;
THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt; THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;
THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street; THENCE; with the southerly margin of Bridge Street S 59°24'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN; THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as

evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN; THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod; THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North; THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E -394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street; THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:
N 29°41'53" W - 90.64' to an iron rod;
N 60°10'34" E - 66.00' to an iron rod;
S 30°24'06" E - 15.31' to an iron rod;
N 57°58'10" E - 20.00' to a point;
S 30°25'15" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;
THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.
Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services.

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:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

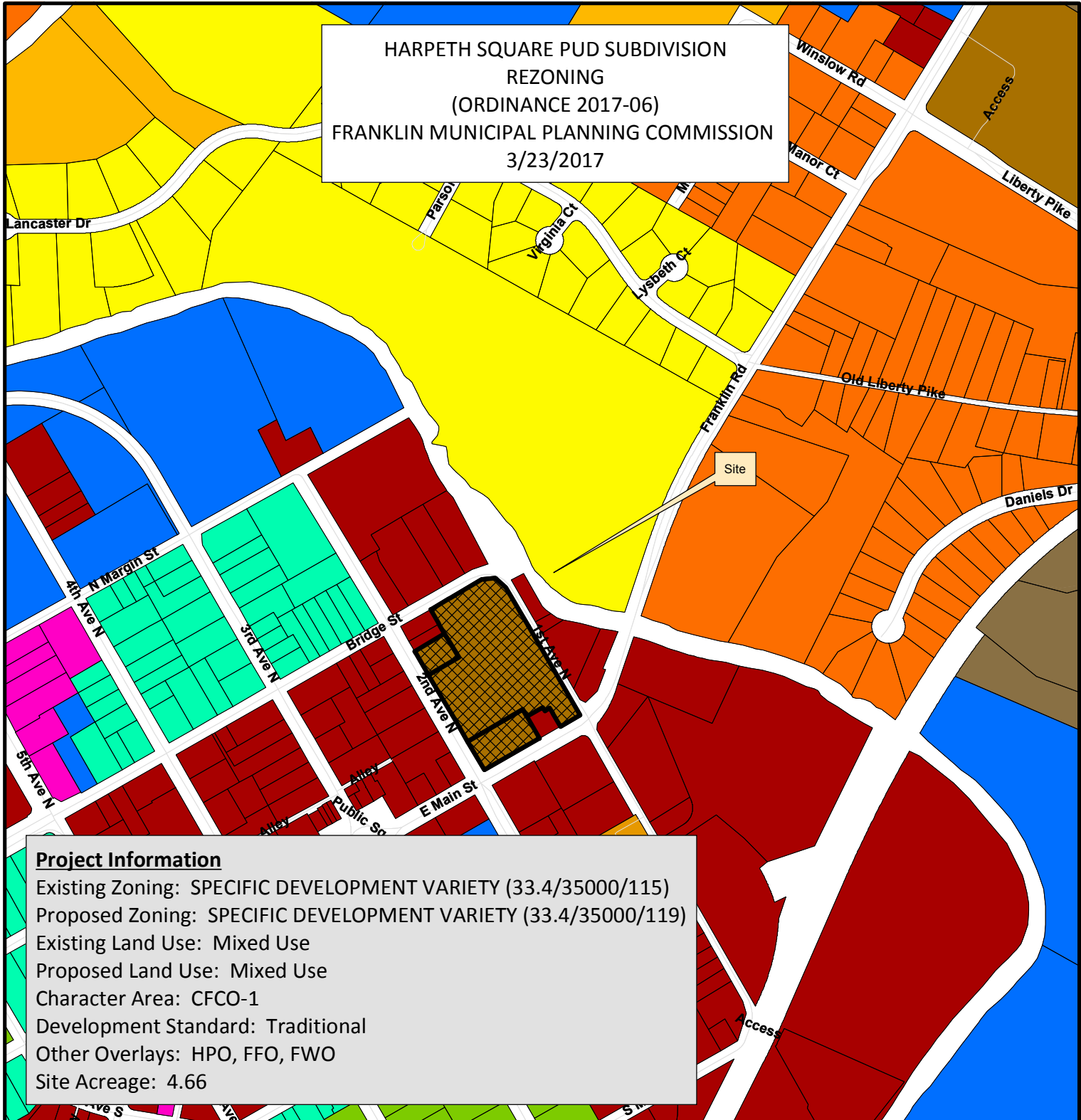
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

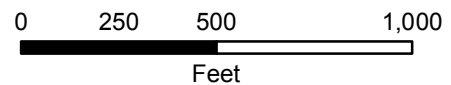
PASSED THIRD READING:

HARPETH SQUARE PUD SUBDIVISION
 REZONING
 (ORDINANCE 2017-06)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 3/23/2017



Project Information
 Existing Zoning: SPECIFIC DEVELOPMENT VARIETY (33.4/35000/115)
 Proposed Zoning: SPECIFIC DEVELOPMENT VARIETY (33.4/35000/119)
 Existing Land Use: Mixed Use
 Proposed Land Use: Mixed Use
 Character Area: CFCO-1
 Development Standard: Traditional
 Other Overlays: HPO, FFO, FWO
 Site Acreage: 4.66

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|--|---------------------------------------|
| Harpeth Square PUD Subdivision | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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