

**ORDINANCE 2018-33**

**TO BE ENTITLED, "AN ORDINANCE TO ZONE 419 MURFREESBORO ROAD INTO THE HISTORIC PRESERVATION OVERLAY (HPO), CONSISTING OF 1.08 ACRES AND LOCATED AT 419 MURFREESBORO ROAD."**

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

**WHEREAS**, the Historic Preservation Overlay 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, zoned into the **Historic Preservation Overlay**:

PREMISES CONSIDERED	
Map-Parcel	Acres
078E-05.00	1.08
Total	1.08

**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.

**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:

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PASSED FIRST READING:

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PUBLIC HEARING HELD:

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PASSED SECOND READING:

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PASSED THIRD READING:

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Access

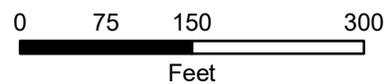
419 MURFREESBORO ROAD, ZONING,  
(ORDINANCE 2018-33)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
7/26/2018

Site

Murfreesboro Rd

**Project Information**  
Existing Zoning: R-2  
Proposed Zoning: Historic Preservation Overlay (HPO)  
Existing Land Use: Single Family Residential  
Proposed Land Use: Single Family Residential  
Character Area: CFCO-4  
Development Standard: Conventional  
Other Overlays: FFO  
Site Acreage: 1.08 acres

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



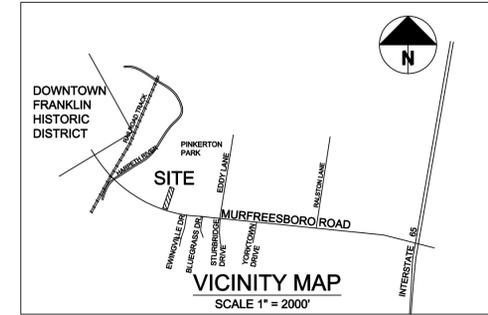
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Paul A. Lebovitz,  
Landscape Architect

102 Winslow Road  
Franklin, Tennessee 37064  
Office: (615) 415-6855  
pleb@bellsouth.net

REVISIONS

△	7.5.18 NOTE CHANGES
△	
△	
△	



**PROJECT APPLICANT:**  
PAUL LEBOVITZ, LA  
102 WINSLOW ROAD  
FRANKLIN, TN 37064  
615-415-6855  
pleb@bellsouth.net

**PROJECT OWNER:**  
WILLIAM (BILL) POWELL  
PO BOX 7  
FRANKLIN, TN 37065  
615-390-4162  
billpowell2@msn.com

**PROJECT PURPOSE:**  
REZONE LOT 5, 419 MURFREESBORO ROAD  
TO BE INCLUDED IN THE HISTORIC  
PRESERVATION OVERLAY

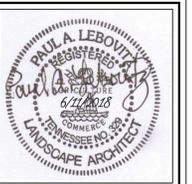
**SITE DATA CHART**

PROJECT NAME:	419 MURFREESBORO RD APPLICATION FOR REZONING TO HISTORIC OVERLAY
PROJECT #:	6739
SUBDIVISION:	NA
MAP, PARCEL:	78E-A-5
LOT NUMBER:	5
ADDRESS:	419 MURFREESBORO RD
CITY, COUNTY, STATE:	FRANKLIN, WILLIAMSON CTY, TENN.
CIVIL DISTRICT:	9
EXISTING ZONING:	R2
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CFC0 4
OTHER OVERLAYS:	FFO FLOODWAY FRINGE FWO FLOODWAY HISTORIC PRESERVATION REQUESTED
SITE ACREAGE:	1.08
MIN. REQUIRED SETBACKS:	
FRONT	60'
SIDE	8' - MIN. 20' BETWEEN DWELLINGS
REAR	40'
BUILDING FOOTPRINT SF:	2,240
BUILDING HT:	2 STORY
LANDSCAPE SURFACE RATIO:	.14
MIN. LSR:	.40

**STATEMENT OF IMPACTS:**

1. WATER: CITY OF FRANKLIN WATER WILL CONTINUE
2. SEWER: CITY OF FRANKLIN SEWER WILL CONTINUE
3. REPURIFIED WATER: NOT AVAILABLE
4. STREET NETWORK: LOT DENSITY TO REMAIN AS SINGLE FAMILY, NO NEW OR ADDITIONAL TRAFFIC IMPACT
5. DRAINAGE FACILITIES: LOT CURRENTLY DRAINS TO FRONT & REAR WHICH WILL CONTINUE AFTER BUILDING RENOVATION
6. SCHOOL DISTRICT: WILL NOT BE AFFECTED; UNIT TO REMAIN 1 SINGLE FAMILY
7. SANITATION: TYPICAL CAN PICK-UP WILL CONTINUE
8. RESTRICTIONS IMPOSED: PROPERTY OWNER REQUESTING ACCEPTANCE INTO HISTORIC OVERLAY WHICH WILL REQUIRE HZC APPROVAL FOR ACCEPTANCE & ANY BUILDING MODIFICATION
9. HISTORIC PROPERTIES WITHIN 500' OF SITE: THERE ARE SEVERAL PROPERTIES NEARBY (SUCH AS 424 MURFREESBORO ROAD) WHICH HAVE BUILDINGS OVER 50 YEARS OLD BUT THEY ARE NOT ON THE HISTORIC REGISTER OR IN HISTORIC OVERLAY; THE ANDREW VAUGHN HOUSE #501 MURF RD. IS NATIONAL REGISTER LISTED
10. MINERAL RIGHTS: RETAINED BY PROPERTY OWNER.

**REZONING REQUEST**  
for the  
**WILLIAM POWELL PROPERTY**  
419 MURFREESBORO ROAD  
FRANKLIN, TENNESSEE



Designed By: pal  
Drawn By: pal  
Issue Date: 6/11/2018  
Job No. 18012  
Sheet No.

**1.0**  
REZONING PLAN

