

## ORDINANCE 2017-55

**TO BE ENTITLED, "AN ORDINANCE TO REZONE 0.9 ACRES FROM SD-R 10.0 DISTRICT TO SD-R 11.5 DISTRICT FOR THE PROPERTY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF 9<sup>TH</sup> AVENUE SOUTH, 725 WEST MAIN STREET (ARLINGTON PUD SUBDIVISION)."**

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

**WHEREAS**, the SD-R 11.5 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 2017-91, 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 **SD-R 10.0** District to **S** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078C-022.00	0.9
Total	0.9

Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group J with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows:

Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.9 acres of land, more or less.

**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:





















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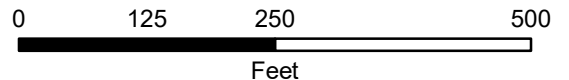
PASSED THIRD READING:

\_\_\_\_\_

ARLINGTON PUD SUBDIVISION, REZONING,  
(ORDINANCE 2017-55)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
1/25/2018

**Project Information**  
 Existing Zoning: Specific Development Residential (SD-R 10.0)  
 Proposed Zoning: Specific Development Residential (SD-R 11.5)  
 Existing Land Use: Attached Residential  
 Proposed Land Use: Attached Residential  
 Character Areas: CFCO-3, CFCO-7  
 Development Standard: Traditionall  
 Other Overlays: HPO, FFO  
 Site Acreage: 0.9 acres

- |   |   |
|---|---|
|  Arlington PUD                          |  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   |



This map was created by the Franklin Planning Department.  
 It was compiled from the most authentic information available.  
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