

ORDINANCE 2016-37

TO BE ENTITLED, "AN ORDINANCE TO REZONE 3.66 ACRES FROM SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 8.03) DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 8.70) DISTRICT AND REZONE 0.48 ACRES FROM DETACHED RESIDENTIAL 3 (R-3) DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 8.70) DISTRICT FOR THE PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF RUCKER AVENUE, 117 RUCKER AVENUE."

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

WHEREAS, the Specific Development Residential 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 2016-56 approving a Plan 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 classifications of Specific Development Residential (SD-R 8.03) District and Detached Residential 3 (R-3) District to Specific Development Residential (SD-R 8.70) District:

LEGAL DESCRIPTION – PARCEL 17 ON MAP 78P GROUP A

Parcel of land lying in the 9th Civil District of City of Franklin, Williamson County, Tennessee. Said parcel being lots 13 & 14 of Bob Rucker Lot Addition Subdivision as of record in Plat Book 1 Page 71 Registers Office Williamson County, Tennessee. Bounded on the east by Rucker Avenue (50' ROW), on the south by Rucker Park P.U.D. Subdivision, Replatting of Lot 12 of Rucker Subdivision as of record in Plat Book P61 Page 81 R.O.W.C.T., on the west by Hardison Hills Subdivision, Section 3 as of record in Plat Book P39 Page 141 R.O.W.C.T. on the north by lot 15 of said Bob Rucker Lot Addition Subdivision, and being more particularly described as follows:

Beginning at the southeast corner at an existing iron rod on the west margin of Rucker Avenue, said corner being approximately 317+/-feet from the northerly margin of Carters Creek Pike; Thence with the following calls, N 80°57'50" W a distance of 196.12' to a metal fence post next to a wooden fence post; Thence, following remnants of a metal fence N 06°36'27" W a distance of 103.41' to a metal fence post; Thence, with remnants of a second metal fence S 81°04'15" E a distance of 224.84' to an iron rod set. said corner lying on the westerly margin of Rucker Avenue; Thence, S 09°30'58" W a distance of 100.00' to the Point of Beginning Containing 21 ,006 square feet, or 0.482 acres more or less.

LEGAL DESCRIPTION – FINAL PLAT RUCKER PARK PUD SUBDIVISION, REV 1, PB 63 PG 34

Parcels of land lying in the 5th Civil District of the City of Franklin, Williamson County, Tennessee. Said parcels being lots 101-132 of the Final Plat of Rucker Park PUD Subdivision, Resubdivision of Lot 12, Revision 1, as of record in Plat Book 63, Page 34, recorded on January 29, 2016, at the Registers Office, Williamson County, Tennessee. Property containing 3.66 acres, 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: _____

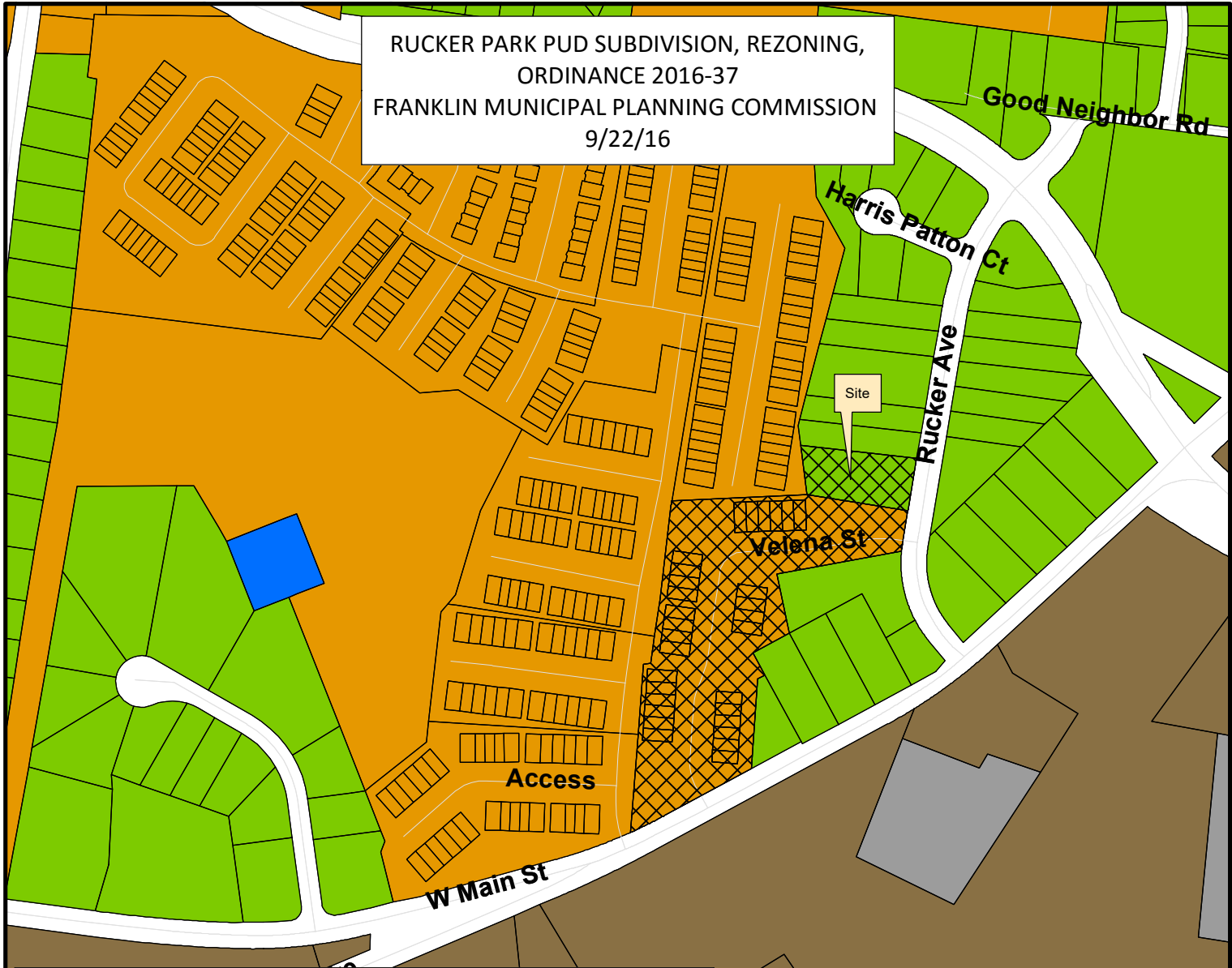
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

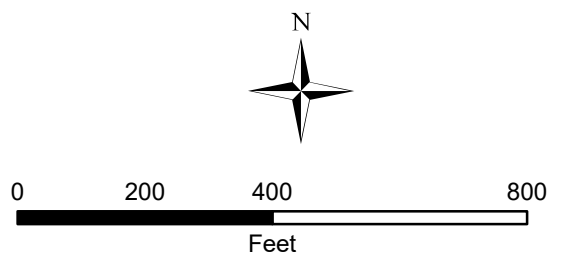
PASSED THIRD READING: _____

RUCKER PARK PUD SUBDIVISION, REZONING,
 ORDINANCE 2016-37
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/22/16



Project Information
 Existing Zoning: Specific Development Residential (SD-R 8.03)
 Proposed Zoning: Specific Development Residential (SD-R 8.17)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Area: WHCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 4.14 acres

- | | |
|--|---------------------------------------|
| Rucker Park Rezoning | 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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