

ORDINANCE 2017-11

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.43 ACRES FROM DETACHED RESIDENTIAL 3 (R-3) DISTRICT TO SPECIFIC DEVELOPMENT - RESIDENTIAL (SD-R 4.7) DISTRICT FOR JOHN B. MCEWEN ADDITION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1226 ADAMS STREET."

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

WHEREAS, the Specific Development – Residential (SD-R4.7) 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 2017-120, 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 RESOLVED 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 Detached Residential 3 (R-3) District to Specific Development – Residential (SD-R 4.7) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen’s Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08’ 08” W 195 feet to a point, thence S09° 10’ 14” W 99 feet to a point, thence N85° 07’ 35” E 195 feet to the point of beginning, containing 0.437 acres ±.

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

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.

Eric S. Stuckey
City Administrator

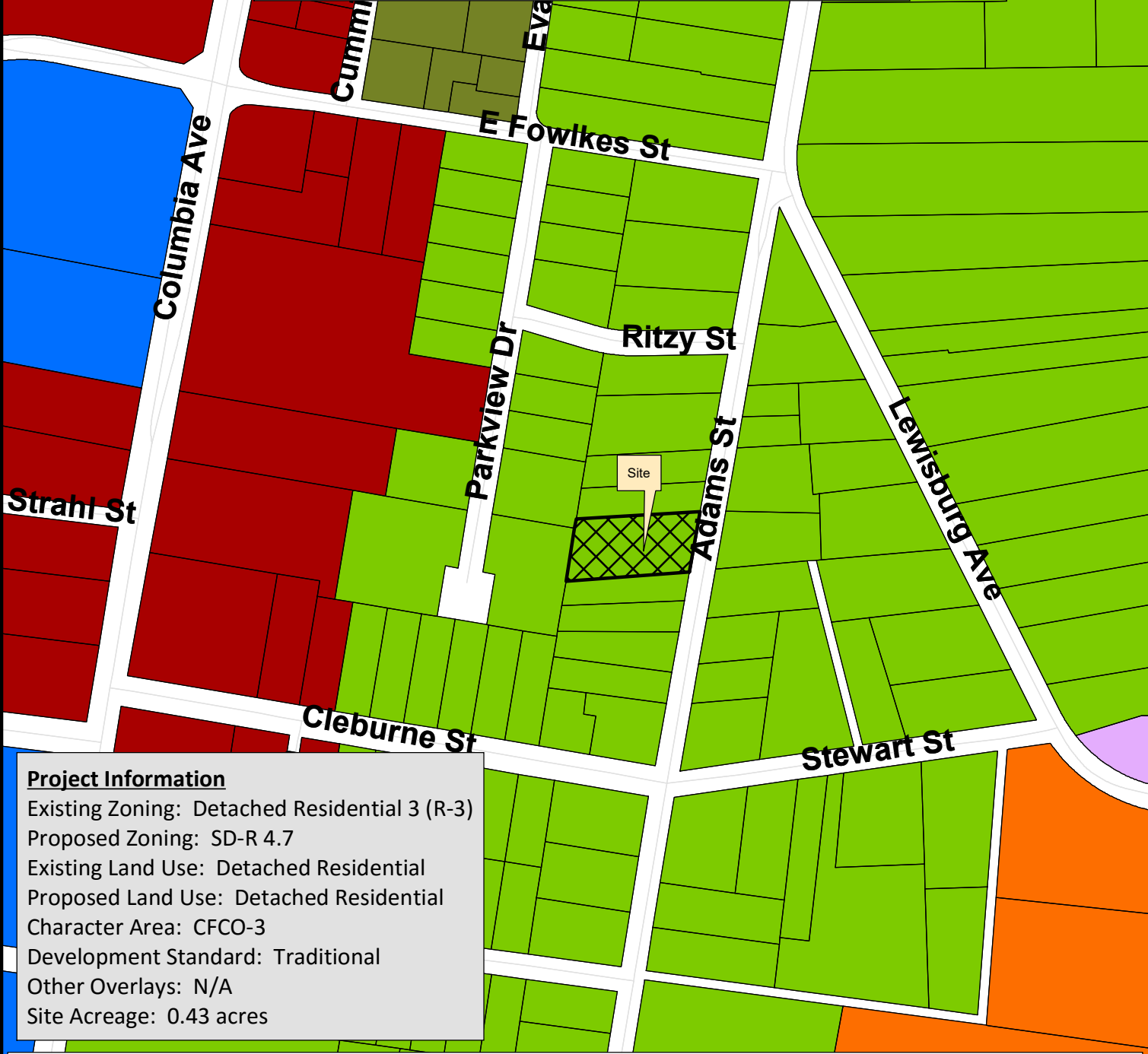
Dr. Ken Moore
Mayor

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:	_____

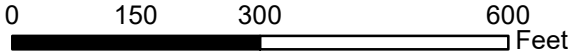
ORDINANCE 2017-11, JOHN B MCEWEN ADDITION SUBDIVISION
 REZONING
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/17



Project Information

Existing Zoning: Detached Residential 3 (R-3)
 Proposed Zoning: SD-R 4.7
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.43 acres

- | | |
|--|-------------------------------------|
| 1226 Development Plan | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



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