

ORDINANCE 2016-32

TO BE ENTITLED, “AN ORDINANCE TO REZONE 5.3 ACRES FROM HEAVY INDUSTRIAL DISTRICT (HI) AND DETACHED RESIDENTIAL 3 DISTRICT (R-3) TO SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 7.55) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF AVONDALE DRIVE AND EAST OF COLUMBIA AVENUE, 302 AVONDALE DRIVE.”

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-R 7.55) 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 2016-45 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 classification of Heavy Industrial District and Detached Residential 3 District to Specific Development-Residential (SD-R 7.55) District:

| PREMISES CONSIDERED | |
|-----------------------|-------|
| Map-Parcel | Acres |
| 078N-D01200 | 3.8 |
| Potion of 078N-D01100 | 1.5 |
| Total | 5.3 |

A LOT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 9, JAMES SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 10 IN THE OFFICE OF THE REGISTER OF DEEDS, WILLIAMSON COUNTY; LOT 9 BEING CURRENTLY OWNED BY TED & DOROTHY BEAKLEY; THENCE ALONG THE BEAKLEY'S EAST PROPERTY LINE, NORTH 7 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 124.78 FEET TO A 1/2-INCH OPEN TOP PIPE (BENT) LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF AVONDALE DRIVE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG THE SOUTH MARGIN OF SAID AVONDALE DRIVE, SOUTH 82 DEGREES 1 MINUTE 32 SECONDS EAST A DISTANCE OF 80.00 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) MARKING THE NORTHWEST CORNER OF LOT 11, JAMES SUBDIVISION THAT IS CURRENTLY OWNED BY

HILLARY CHAMBERS; THENCE ALONG THE WEST PROPERTY LINE OF THE CHAMBERS PROPERTY; SOUTH 8 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 126.77 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE SOUTH PROPERTY LINE OF THE CHAMBERS PROPERTY SOUTH 80 DEGREES 31 MINUTES 15 SECONDS EAST A DISTANCE OF 645.13 FEET TO A 5/8-INCH IRON PIN FOUND ON THE NORTH PROPERTY LINE OF AN ABANDONED RAILROAD SPUR; THENCE ALONG SAID ABANDONED SPUR AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 24 MINUTES 35 SECONDS EAST 92.11 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 34 MINUTES 17 SECONDS EAST 159.38 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825 FEET AND CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 57 MINUTES 13 SECONDS EAST 79.57 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 2 MINUTES 2 SECONDS EAST 77.94 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 57 MINUTES 10 SECONDS EAST 188.67 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF THE CSX TRANSPORTATION RAILROAD (50 FOOT RIGHT-OF-WAY) THENCE ALONG SAID MARGIN, SOUTH 4 DEGREES 6 MINUTES 22 SECONDS WEST A DISTANCE OF 258.20 FEET TO A 5/8-INCH IRON PIN; THENCE LEAVING SAID MARGIN AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 55 MINUTES 42 SECONDS WEST 1137.22 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939); THENCE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE GERALD & GENETTE ROBESON'S EAST PROPERTY LINE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 311.08 FEET TO A 5/8-INCH IRON PIN; THENCE ALONG THE ROBESON'S NORTH PROPERTY LINE, NORTH 80 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 39.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 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:

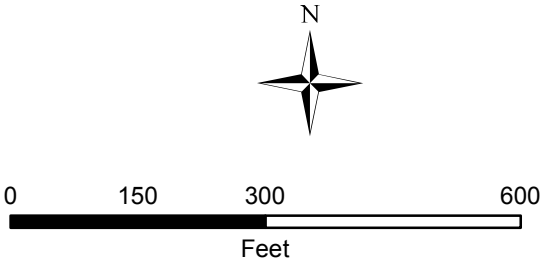
PASSED THIRD READING:

AVONDALE COTTAGES PUD SUBDIVISION, REZONING
 (ORDINANCE 2016-32)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/25/2016



<UND><BOL>Project Information</BOL></UND>
 Existing Zoning: Heavy Industrial (HI) & Detached Residential 3 (R-3)
 Proposed Zoning: SD-R 7.55
 Existing Land Use: Vacant
 Proposed Land Use: Attached/Detached Residential
 Character Area: CFCO-3, SOCO-6
 Development Standard: Traditional
 Other Overlays: CAO
 Site Acreage: 5.3 acres

- | | |
|--|-------------------------------------|
| 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 |
| SD-R Specific Development-Residential | |



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