

ORDINANCE 2017-28

TO BE ENTITLED: "AN ORDINANCE TO REZONE 18.71 ACRES FROM DETACHED RESIDENTIAL 1 DISTRICT (R-1) TO DETACHED RESIDENTIAL DISTRICT (R-2) FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND NORTH OF BOYD MILL AVENUE, 3206 BOYD MILL AVENUE."

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

WHEREAS, the Detached Residential 2 (R-2) district provides zoning for land uses compatible with both Envision Franklin 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, rezoned from its present zoning classification of Detached Residential 1 District (R-1) To Detached Residential District (R-2):

PREMISES CONSIDERED

Map-Parcel	Acres
077---01200	18.71
Total	18.71

**GEORGE WASHINGTON TOMLIN PROPERTY
PROPERTY MAP 077, PARCEL 012.00, WILLIAMSON COUNTY, TENNESSEE
LEGAL DESCRIPTION**

Property is shown as Parcel 012.00 on Williamson County Property Map 077 and more particularly described as follows:

Beginning at an iron rod found near a fence post on the north margin of Boyd Mill Avenue (50' R.O.W.), said rod being the southwest corner of property conveyed to Jimmie Dee Bennett, Jr. and Mattie Ruth Beasley Bennett as of record in Deed Book 3247, Page 377, in the Register's Office of Williamson County, Tennessee, and the southeast corner of the herein described tract;

Thence, following said north margin of Boyd Mill Avenue (50' R.O.W.), North 83 degrees 13 minutes 51 seconds West, a distance of 47.43 feet to a point;

Thence, continuing with said north margin and a curve to the right having a radius of 570.00, an arc length of 207.39, a central angle of 20 degrees 50 minutes 46 seconds, and a chord bearing and distance of North 72 degrees 48 minutes 28 seconds West, 206.24 feet to a point;

Thence, continuing with said north margin North 62 degrees 23 minutes 05 seconds West, a distance of 53.59 feet to a point, said point being the southeast corner of property conveyed to Joe B. and Elizabeth C. Marley as of record in Volume 489, Page 929, in the Register's Office of Williamson County, Tennessee, and the southwest corner of the herein described tract;

Thence, leaving said north margin and following a fence and the east boundary line of said Marley property, North 06 degrees 47 minutes 30 seconds East, a distance of 621.02 feet to a point at a fence corner post, said point being the northeast corner of said Marley property;

Thence, continuing with a fence and Marley's north boundary line, North 82 degrees 09 minutes 19 seconds West, a distance of 301.20 feet to a point at a corner post on the east boundary of property conveyed to Charles Jacob, III and Denise P. Sugg as of record in Volume 816, Page 223, in the Register's Office of Williamson County, Tennessee, said point being the northwest corner of said Marley property;

Thence, following a fence and said east boundary line of Sugg and the east boundary line of property conveyed to Margaret Jane Ford as of record in Volume 527, Page 1, in the Register's Office of Williamson County, Tennessee, North 06 degrees 06 minutes 38 seconds East, a distance of 1016.61 feet to an iron pipe found near a fence corner post on the south boundary line of Open Space as shown

on the Reid Hill Commons P.U.D. Subdivision, Section 1, Revision 1, as of record in Plat Book P43, Page 28C, in the Register's Office of Williamson County, Tennessee, said iron pipe being the northeast corner of said Ford property and the northwest corner of the herein described tract;

Thence, following a fence and said south boundary line of Reid Hill Commons, South 82 degrees 34 minutes 12 seconds East, a distance of 605.13 feet to a corner fence post, said post being the northwest corner of the aforementioned Bennett property and the northeast corner of the herein described tract;

Thence, following a fence and the west boundary line of said Bennett property, South 01 degrees 21 minutes 30 seconds East, a distance of 48.43 feet to an iron rod found near a fence post;

Thence, continuing with a fence and said west boundary line of Bennett, South 06 degrees 44 minutes 04 seconds West, a distance of 1644.68 feet to the Point of Beginning.

Containing 815,033 square feet or 18.71 acres more or less.

Being the same property conveyed to George Washington Tomlin as of record in Book 1358, Page 541, in the Register's Office of Williamson County, Tennessee.

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

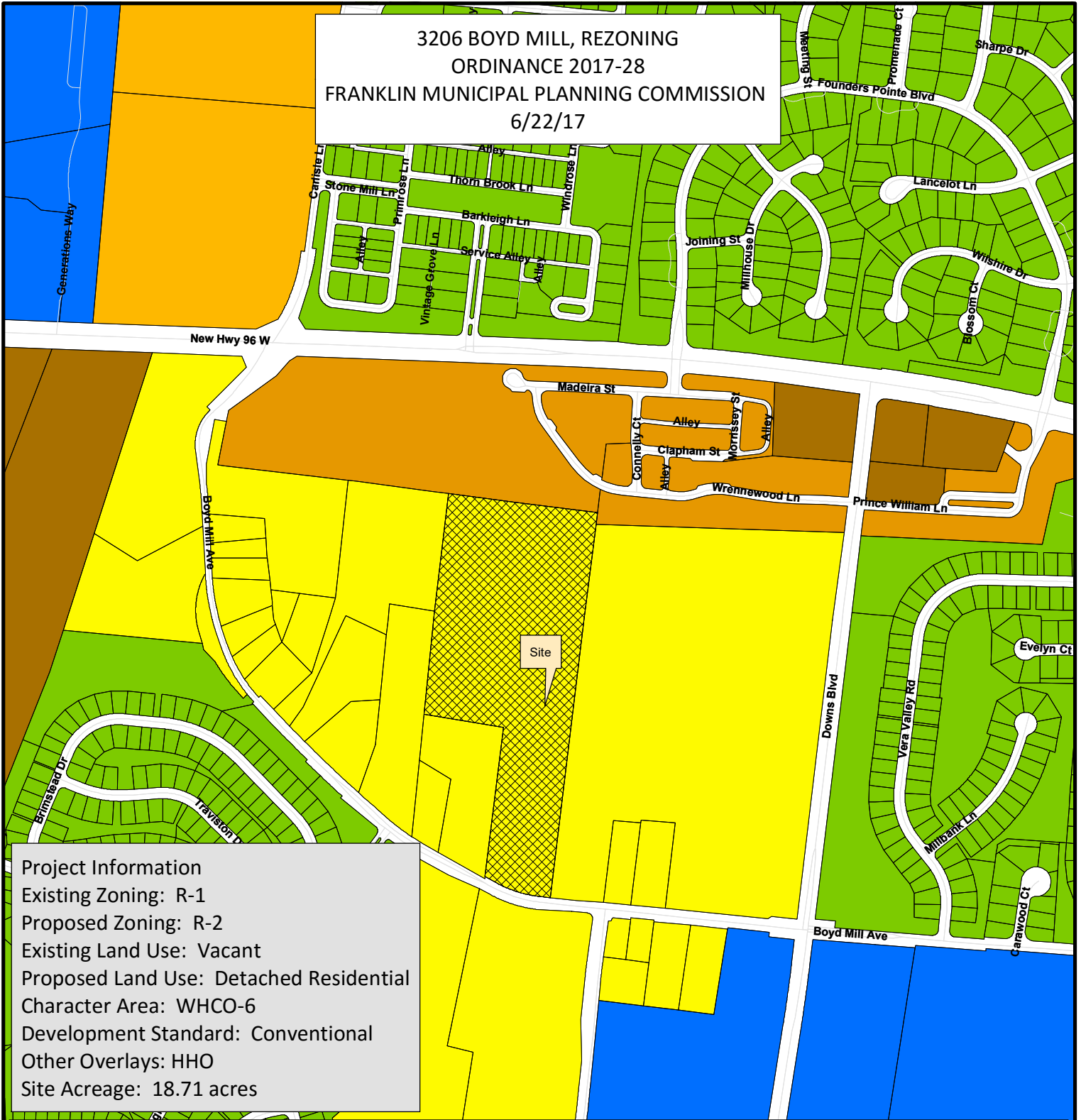
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

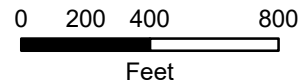
PLANNING COMMISSION RECOMMENDED: _____
PASSED FIRST READING: _____
PUBLIC HEARING HELD: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____

3206 BOYD MILL, REZONING
 ORDINANCE 2017-28
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/22/17



Project Information
 Existing Zoning: R-1
 Proposed Zoning: R-2
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-6
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 18.71 acres

- | | |
|--|---------------------------------------|
| 3206 Boyd Mill | 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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