

ORDINANCE 2017-16

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.6 ACRES FROM RESIDENTIAL -2 (R-2) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED NORTH OF MURFREESBORO ROAD AND SOUTH OF LONDON LANE, 199 NORTH ROYAL OAKS BOULEVARD."

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

WHEREAS, the Office-Residential (OR) district provides zoning for land uses compatible with both the Franklin Land Use Plan 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 Residential -2 District to Office Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
079G---02700	0.6
Total	0.6

Land in Williamson County, Tennessee BEING Lot No. 281 on the Plan of Royal Oaks, Section 1, as of record in Plat Book 3, page 49, ROWC, Tennessee, more particularly described as:

Commencing at the southeasterly point of lot 281 that adjoins the North Royal Oaks Boulevard right-of-way, thence running N 89 deg. 22' 40" W 165.23 ft; N 7 deg. 31' 55" W thence 175 feet along the boundary of lot 282; thence S 85 deg. 46' 42" E 88.28 feet along the London Lane right-of-way; thence S 87 deg. 56' 4" E 31.20 feet along the London Lane right-of-way; thence a curve $\Delta=97$ deg. 58' 40", T=28.96 L=46.07, R=30.00; thence S 2 deg. 11' 0" W 74.34 feet along the North Royal Oaks right-of-way; thence S 0 deg. 6' 53" W 57.13 feet to the point of beginning containing 0.60 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:

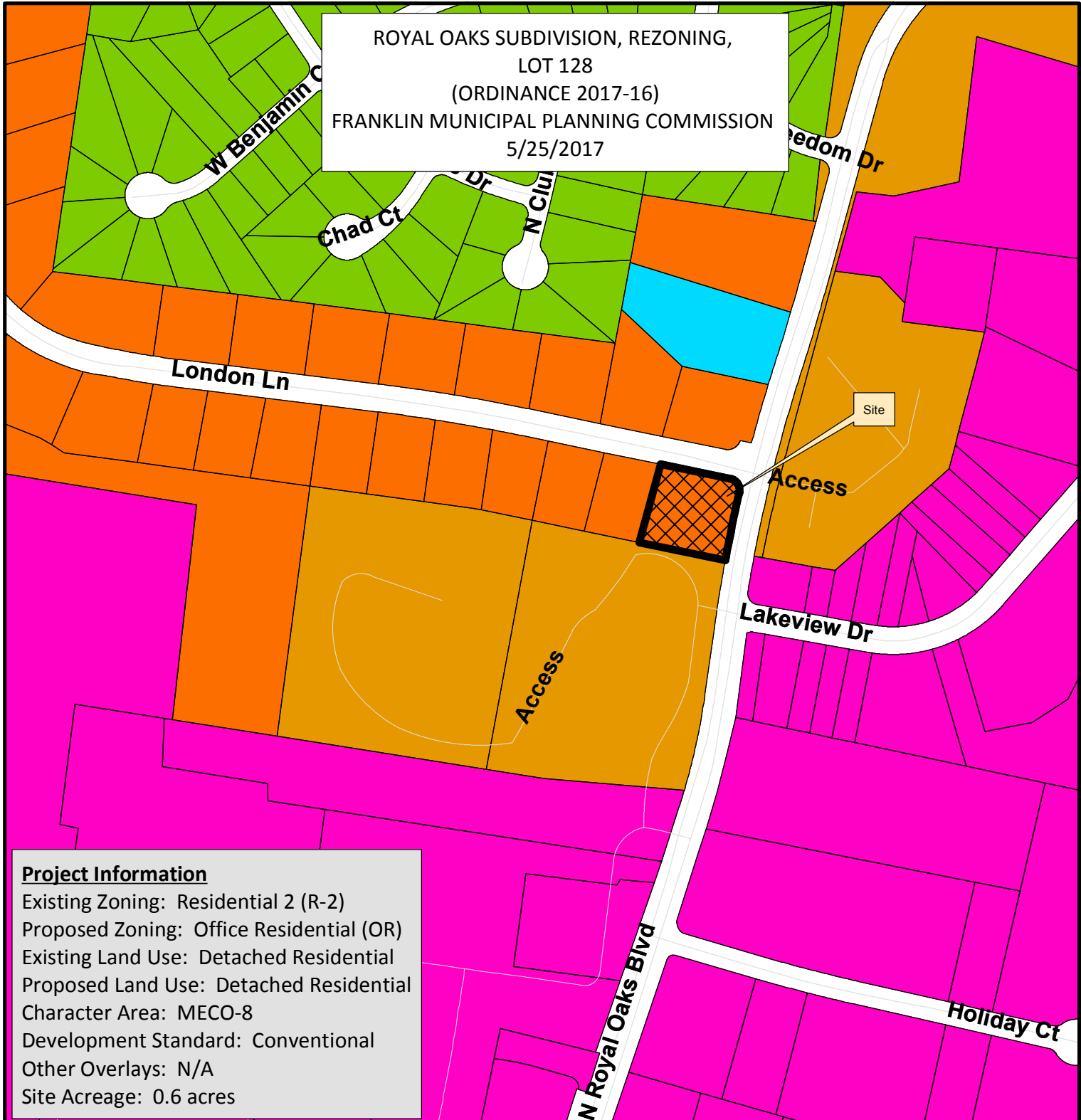
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

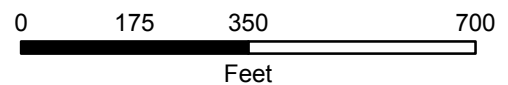
PASSED THIRD READING:

ROYAL OAKS SUBDIVISION, REZONING,
 LOT 128
 (ORDINANCE 2017-16)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/25/2017



Project Information
 Existing Zoning: Residential 2 (R-2)
 Proposed Zoning: Office Residential (OR)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: MECO-8
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 0.6 acres

- | | |
|--|---------------------------------------|
| Royal Oaks Subdivision | 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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