

ORDINANCE 2016-50

TO BE ENTITLED, “AN ORDINANCE TO ZONE 5.4 ACRES DETACHED RESIDENTIAL 1 (R-1) DISTRICT, HILLSIDE/HILLCREST OVERLAY (HHO) DISTRICT, BERRYS CHAPEL CHARACTER AREA OVERLAY (BCCO- 7) DISTRICT, AND DESIGNATE THE DEVELOPMENT STANDARDS AS BEING APPROPRIATE FOR EITHER TRADITIONAL OR CONVENTIONAL AREA DEVELOPMENT STANDARDS, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND NORTH OF MACK HATCHER PARKWAY, 459, 463, 467 FRANKLIN ROAD.”

WHEREAS, Barry Cowan and Phyllis Osborn, (“Owners”) of property located at 459, 463, 467 Franklin Road (“Property”) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (“City”), to annex 5.4 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2016-45 and Resolution 2016-87/Ordinance 2016-49 and

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

WHEREAS, the Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berrys Chapel Character Area Overlay (BCCO-7) District, and Either Traditional or Conventional Development Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the 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 (FMPC).

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, zoned the following: Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berrys Chapel Character Area (BCCO-7) District, and Designated as appropriate for Either Traditional or Conventional Development Standards.

PREMISES CONSIDERED

Address	Map-Parcel	Acres
459 Franklin Rd	053---02300	1.3
467 Franklin Rd	053---02100	2.1
463 Franklin Rd	053---02200	2.0
	Total	5.4

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:

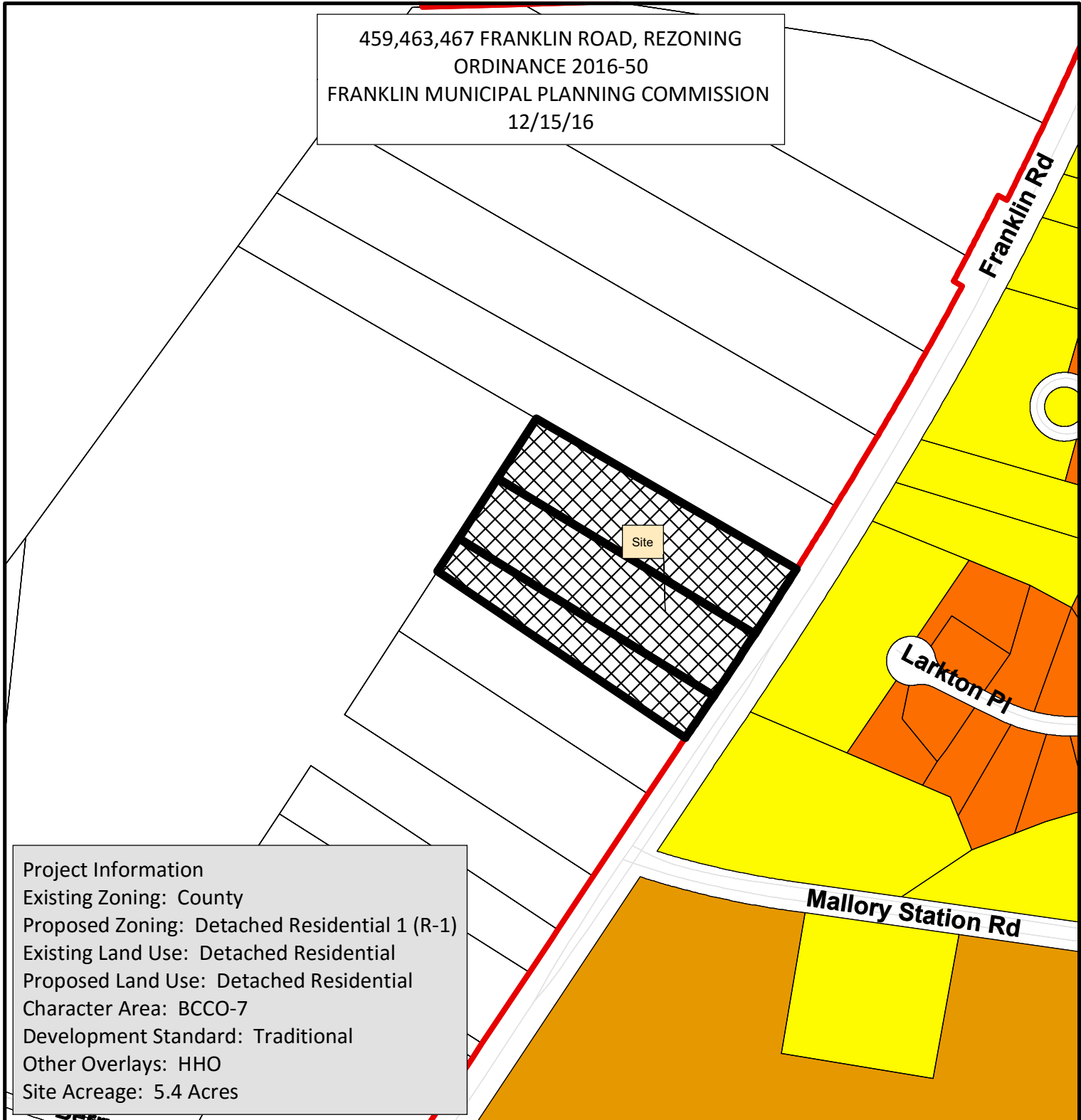
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

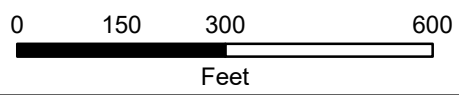
PASSED THIRD READING:

459,463,467 FRANKLIN ROAD, REZONING
 ORDINANCE 2016-50
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/15/16



Project Information
 Existing Zoning: County
 Proposed Zoning: Detached Residential 1 (R-1)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: BCCO-7
 Development Standard: Traditional
 Other Overlays: HHO
 Site Acreage: 5.4 Acres

- | | |
|--|---------------------------------------|
| 459 463 467 Franklin Road | 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 |



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2016. All rights reserved.