

ORDINANCE 2016-48

TO BE ENTITLED, "AN ORDINANCE TO REZONE 1.30 ACRES FROM DETACHED RESIDENTIAL 2 (R-2) DISTRICT TO GENERAL OFFICE (GO) DISTRICT FOR THE PROPERTY LOCATED WEST OF ROYAL OAKS BOULEVARD AND NORTH OF MURFREESBORO ROAD 203 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 General Office (GO) 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 Detached Residential 2 (R-2) District to General Office (GO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-A-02801	1.30
Total	1.30

Being Lot 1 on the plan of Dodson and Herbert Subdivision of record in Plat Book P34 page 69 Register's Office for Williamson County, Tennessee and described as follows:

Located in the 9th Civil District of Williamson County, Tennessee. Said lot located on the western R.O.W. of Royal Oaks Boulevard 170' north of its intersection with London Lane and is more particularly described as follows:

Commencing at the intersection of Royal Oaks Boulevard and London Lane, thence running with the centerline of Royal Oaks Boulevard; N 08 deg. 12' 12" W. 1720.20' to the point of beginning at the southeast corner of Lot 1. Thence with the north line of Lot 260 in Royal Oaks Subdivision, S 79 deg. 10' 42" W. 217.66 feet passing through an iron pin set this survey at 16.83; to an iron pin set this survey; thence with the north line of Lot 259 in Royal Oaks Subdivision, N 69 deg. 43' 41" W 167.59 feet to an iron pin found; thence with the east line of Lot 194 in Liberty Hills Subdivision N 16 deg. 34' 38" W 105.16 feet to a concrete monument set this survey; thence with the division line between lots 1 and 2 of the Dodson and Herbert Subdivision, N 81 deg. 18' 04" W 370.72 feet to a point passing through an iron pin set this survey at 365.69 feet; thence with the west R.O.W. of Royal Oaks Boulevard S 11 deg. 13' 24" E, 177.45 feet to the point of beginning containing 1.39 acres more or less based on a survey by Wilson and Associates, P.C. October 25, 2002.

Included in the above description is a permanent R.O.W. across the eastern portion of Lot 1 that is dedicated to the City of Franklin on the plat of Dodson and Herbert Subdivision

of record in Plat Book 34 page 69 Register's Office for Williamson County, Tennessee and is more particularly described as follows:

Commencing at the southeast corner of Lot 1 thence running with the south line of Lot 1 S 70 deg. 10' 42" W 16.83 feet to an iron pin; thence across the eastern side of Lot 1, N 07 deg. 25' 09" W. 177.93 feet to an iron pin; thence with the south line of Lot 2 N 81 deg. 18' 04" E 5.03 feet to a point thence with the east line of Lot 1 S 11 deg. 13' 24" E 177.45 feet to the point of beginning containing 0.04 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

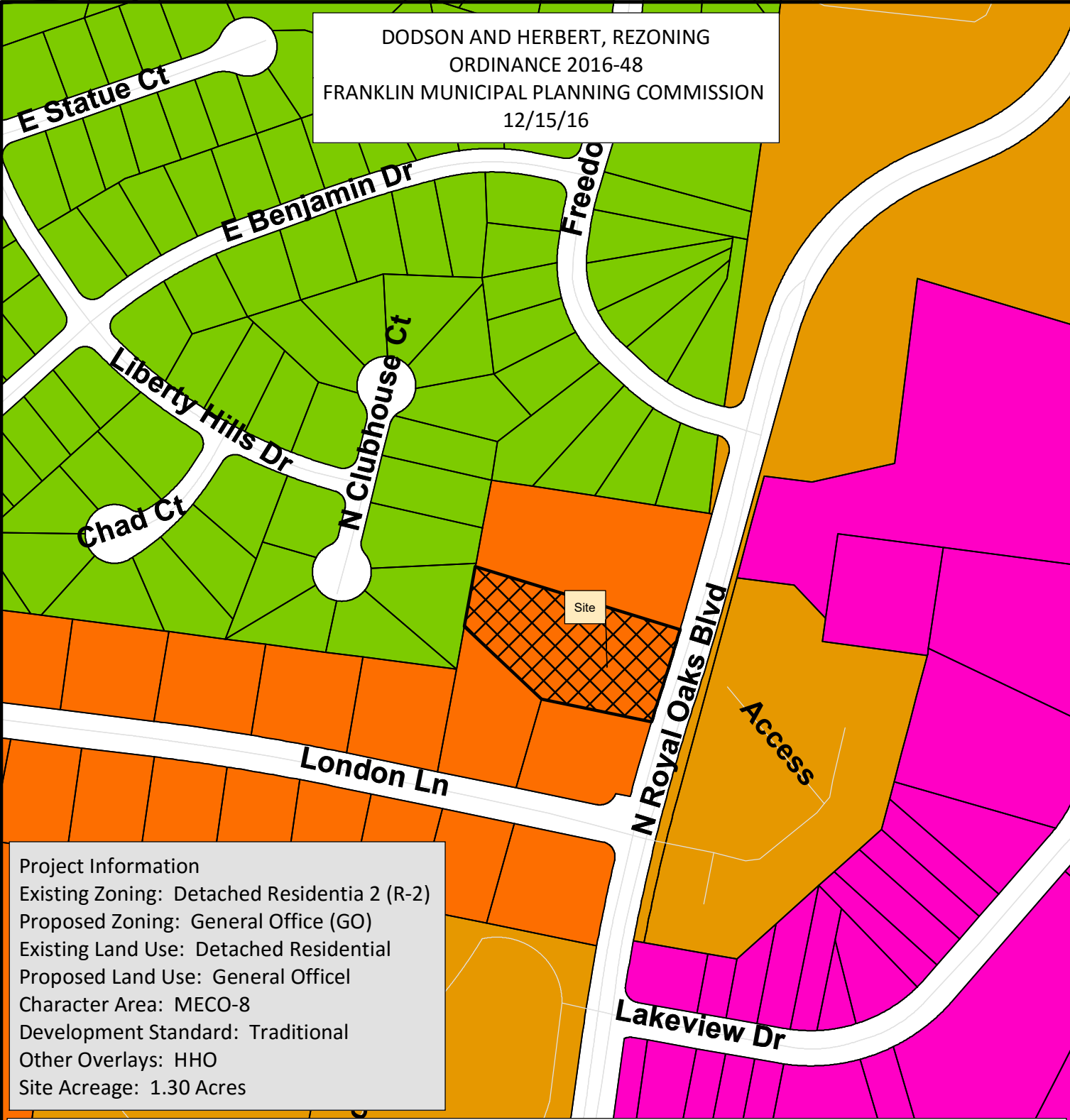
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

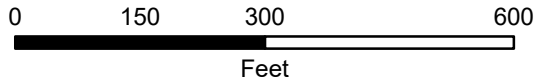
PLANNING COMMISSION RECOMMENDED:	_____
PASSED FIRST READING:	_____
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____

DODSON AND HERBERT, REZONING
 ORDINANCE 2016-48
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/15/16



Project Information
 Existing Zoning: Detached Residential 2 (R-2)
 Proposed Zoning: General Office (GO)
 Existing Land Use: Detached Residential
 Proposed Land Use: General Office
 Character Area: MECO-8
 Development Standard: Traditional
 Other Overlays: HHO
 Site Acreage: 1.30 Acres

- | | |
|--|---------------------------------------|
| Dodson & Herbert | 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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