

ORDINANCE 2019-08

AN ORDINANCE TO REZONE 0.58 ACRES FROM CIVIC-INSTITUTIONAL (CI) DISTRICT TO GENERAL COMMERCIAL (GC) DISTRICT FOR THE PROPERTY LOCATED AT 420 BRIDGE STREET.

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

WHEREAS, the General Commercial 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 **Civic-Institutional** District to **General Commercial** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078C-4.00	0.58
Total	0.58

SECTION II. That the attached Location Map and Survey 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 S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

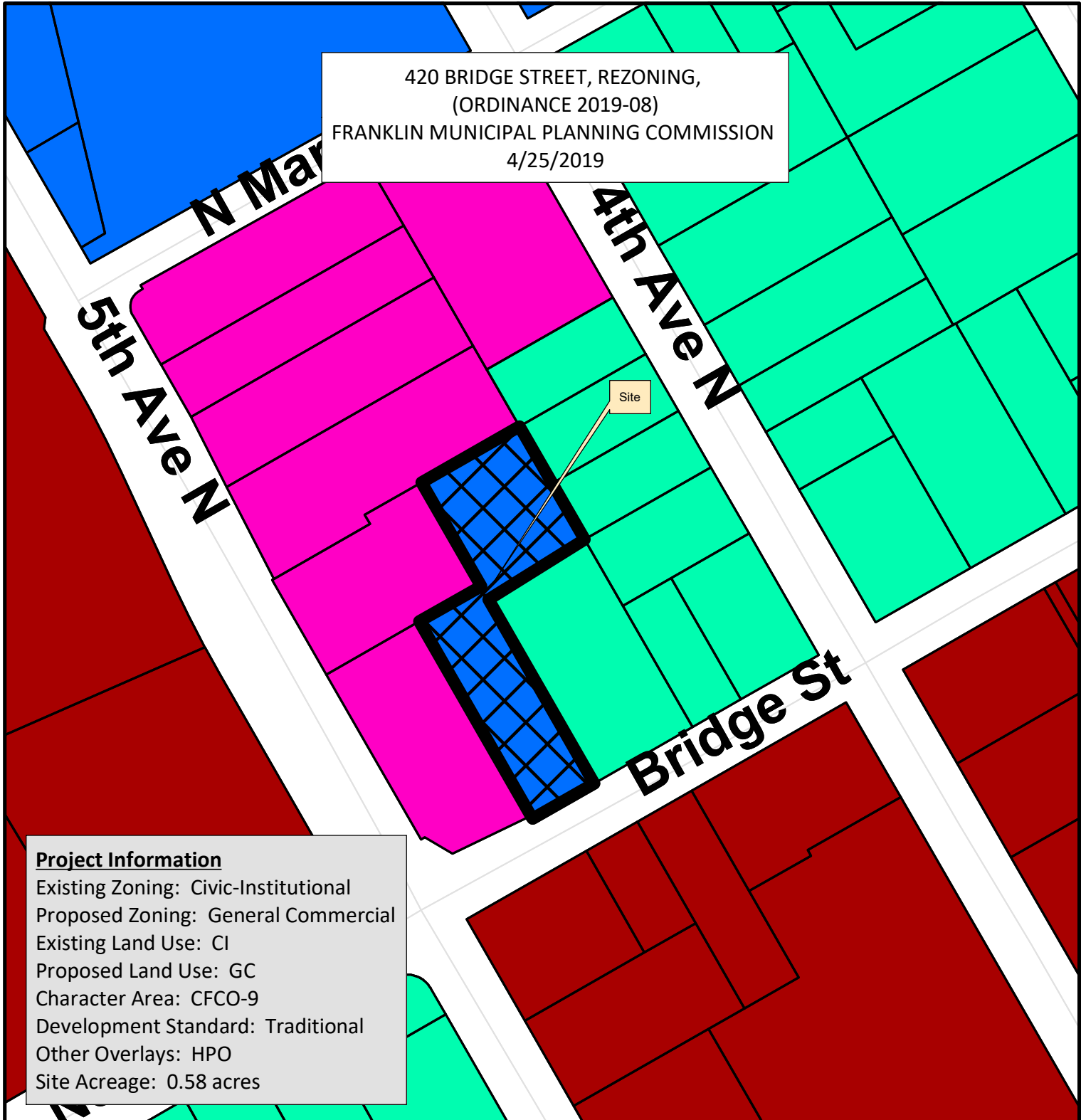
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

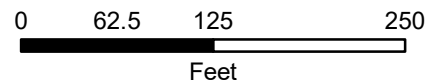
420 BRIDGE STREET, REZONING,
 (ORDINANCE 2019-08)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019



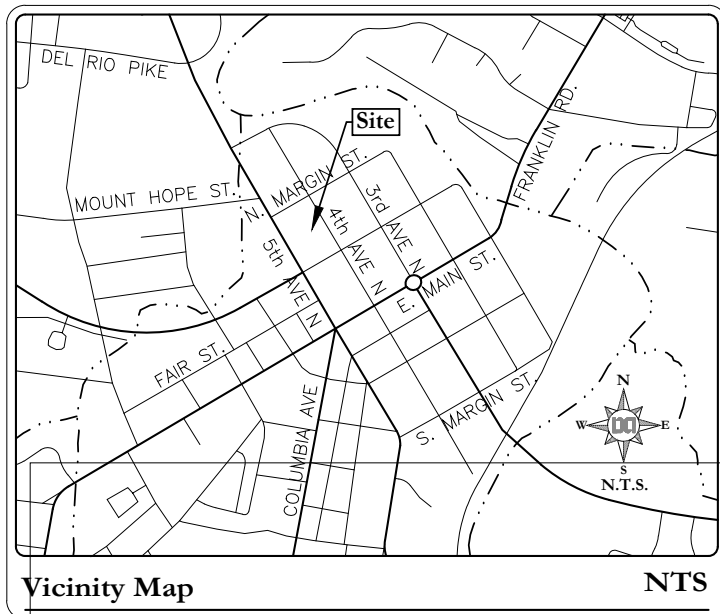
Project Information

Existing Zoning: Civic-Institutional
 Proposed Zoning: General Commercial
 Existing Land Use: CI
 Proposed Land Use: GC
 Character Area: CFCO-9
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 0.58 acres

- | | |
|--|---------------------------------------|
| 420 Bridge Street | 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 |



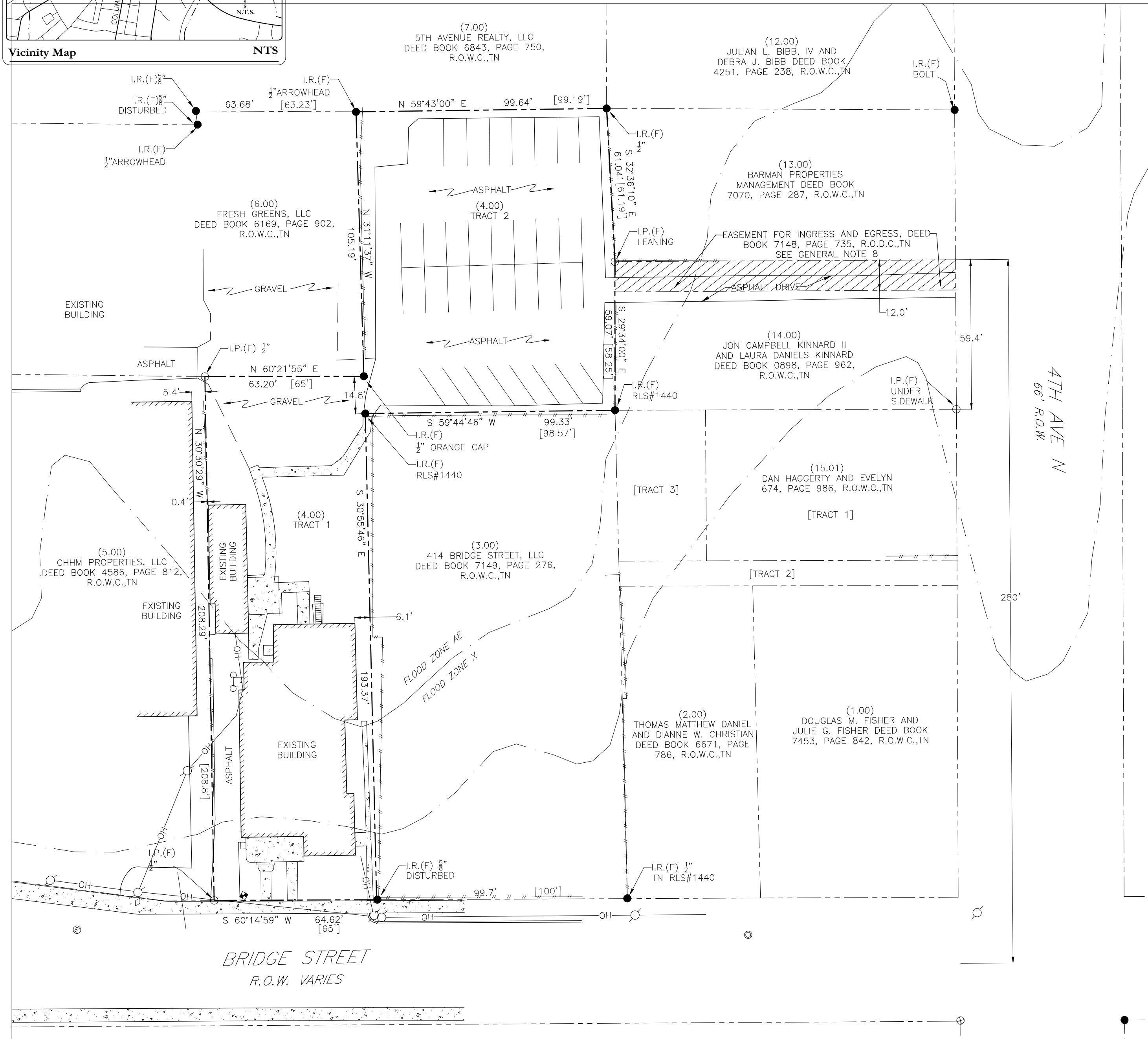
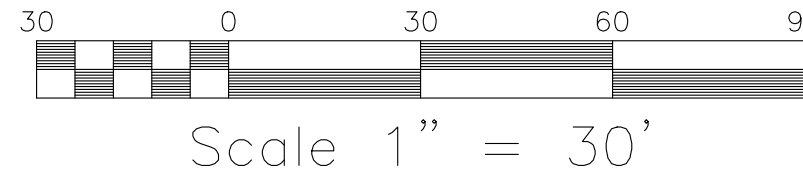
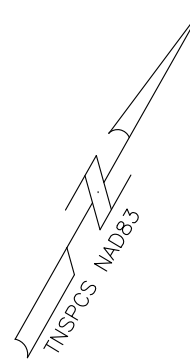
This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.



DEED REFERENCE
 TO: BRIDGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
 RECORD: DEED BOOK 7148, PAGE 735 AND AS CORRECTED IN
 DEED BOOK 7342, PAGE 643, R.O.W.C., TENNESSEE

TAX MAP REFERENCE
 BEING PARCEL 4 ON TAX MAP 78C GROUP A

TOTAL AREA = 0.58 ACRES
= 25,371.1 S.F.



GENERAL NOTES

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3--05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. THE SOUTHEASTERLY CORNER OF THE PROPERTY IS 265'+/- FROM THE APPROXIMATE CENTERLINE INTERSECTION OF BRIDGE STREET AND 4TH AVENUE NORTH.
4. THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47187C0211 G. EFFECTIVE DATE: DECEMBER 22, 2016. FLOOD RELATED LINES SHOWN ON THIS WORK WERE DERIVED FROM GRAPHIC PLOTTING AND SCALING METHODS AND SHALL BE CONSIDERED APPROXIMATE.
5. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
6. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
7. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEYOND WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
8. SHOWN EASEMENT LOCATION IS APPROXIMATE. SHOWN LOCATION OF THE NORTHEASTERLY CORNER OF SAID EASEMENT IS LOCATED ~ 280 FEET NORTH OF BRIDGE STREET CENTERLINE, AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF 4TH AVE NORTH. CONFLICTING DISTANCE TO THE CENTERLINE OF BRIDGE STREET EXISTS WITHIN THE RECORD, CALLING FOR 274 FEET TO THE NORTHEASTERLY CORNER OF SAID EASEMENT. PAVED ACCESS PARTIALLY EXISTS WITHIN SHOWN EASEMENT AREA. PRESCRIPTIVE RIGHTS MAY EXIST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY I SURVEY.



MARCH 7, 2019

DATE

CHRISTOPHER GOETZ TN RLS #2660

LEGEND

I.P.(F)	IRON PIPE (FOUND)	
I.R.(F)	IRON ROD (FOUND)	
UTILITY POLE		
SANITARY MANHOLE		
WATER METER		
GAS VALVE		
PARCEL NUMBER		(x)
PROPERTY LINE		---
FENCE LINE		==
OVERHEAD UTILITIES		—OH—
SANITARY LINE		—SA—
RECORD DISTANCE		[]
CONCRETE		

<p>Owner Bridge Partners, LLC 420 Bridge Street Franklin, TN 37064</p>	<p>General Property Survey OF 420 BRIDGE STREET Franklin, Williamson County, Tennessee</p>
<p>Rev: Date: March 7, 2019</p>	<p>Dale & Associates 516 Heather Place Nashville, Tennessee 37204 (615) 297-5166 Project # 19204</p> <p>DA Consulting Civil Engineering Land Planning & Zoning Landscape Architecture Surveying</p> <p>Sheet 1 of 1</p>