

**ORDINANCE 2014-41**

**TO BE ENTITLED "AN ORDINANCE TO REZONE 4.48 ACRES FROM CENTRAL COMMERCIAL DISTRICT (CC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 34.17/33,650/115) FOR VARIOUS PROPERTIES LOCATED ALONG MAIN STREET EAST, 1ST AVENUE NORTH, BRIDGE STREET, AND 2ND AVENUE NORTH."**

**WHEREAS**, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

**WHEREAS**, the proposed SD-X zone would allow for residential and retail/commercial development with the maximum residential density and retail/commercial square footage specified.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

SECTION I: The following described properties shall be, and are hereby, rezoned from their present zoning classification of Central Commercial District (CC) to Specific Development-Variety District (SD-X 34.17/36,650,115):

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54°31'19"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°28'54"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55°17'18"W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

Zoning Reference Number: 14-07:

Map-Group-Parcel	Acres
078C-D01300	±0.96
078C-D01400	±0.13
078C-D01500	±1.97
078C-D01600	±0.42
078C-D02200	±0.25
078C-D02300	±0.34
078C-D02301	±0.31
078C-D02400	±0.10
TOTAL	±4.48

SECTION II: 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

PLANNING COMMISSION RECOMMENDED APPROVAL: 12/18/2014  
PASSED FIRST READING: 02/10/2015  
PUBLIC HEARING HELD: 03/10/2015  
PASSED SECOND READING: 03/10/2015  
PASSED THIRD READING: \_\_\_\_\_