

**ORDINANCE 2016-44**

**TO BE ENTITLED, “AN ORDINANCE TO REZONE 2.90 ACRES FROM GC – GENERAL COMMERCIAL DISTRICT TO CI – CIVIC AND INSTITUTIONAL DISTRICT FOR THE PROPERTY LOCATED NORTH OF MURFREESBORO ROAD AND WEST OF EDWARD CURD LANE.”**

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

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

**PREMISES CONSIDERED**

Map-Parcel	Acres
079---046.01	2.90
Total	2.90

Beginning at an iron rod (old) in the westerly right-of-way line of Edward Curd Lane, right-of-way width varies, in the southerly property line of the Williamson Medical Center property; said iron rod being the northeasterly property corner of the herein described tract; thence,

1. With the westerly right-of-way line of Edward Curd Lane, S 09°44’56” West, 234.41 feet to an iron rod (old) at the northeasterly property corner of Lot No. 1 as shown on the aforementioned Plan of Byrd D. Cain Property & Lads, Inc. Property; thence,
2. Leaving the westerly right-of-way line of Edward Curd Lane and with the northerly property line of said Lot No. 1, N 73°35’41” W, 174.74 feet to a P.K. Nail (old); thence
3. South 16°41’30” W, 14.79 feet to a P.K. Nail (old); thence,
4. North 73°20’15” W, 448.27 feet to an iron rod (old) in the easterly right-of-way margin of Interstate 65; thence,
5. With the easterly margin of Interstate 65, North 03°06’25” W, 159.69 feet to an iron rod (old) in the southwesterly property line of the aforementioned Williamson Medical Center property; thence,
6. With the south property line of said Williamson Medical Center, in part, South 81°55’40” E, 656.16 feet to the Point of Beginning and containing 126,307 or 2.90 acres, more or less, as calculated by the above courses and distances.

**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

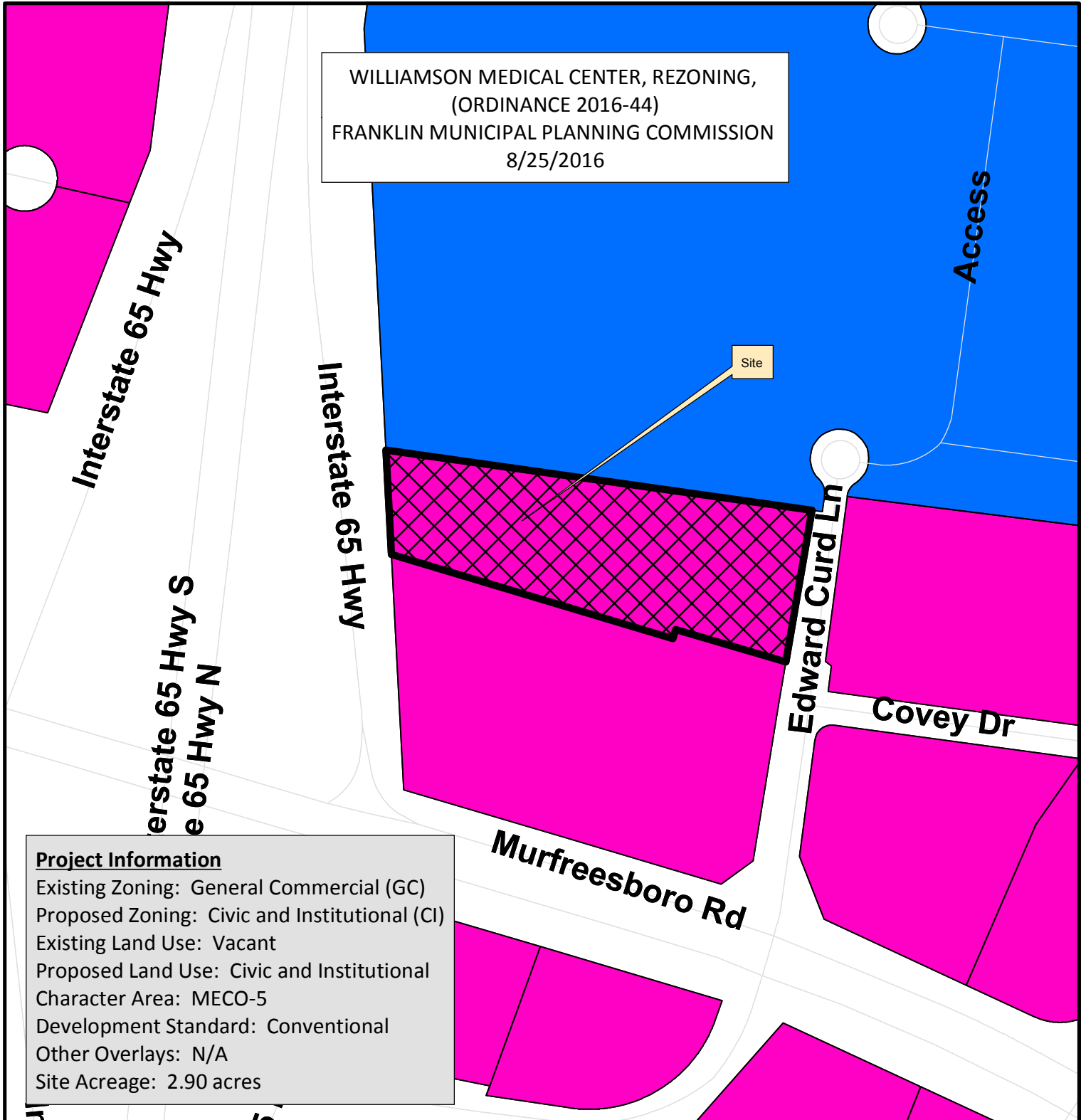
By: \_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

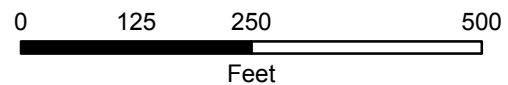
PLANNING COMMISSION RECOMMENDED:	_____
PASSED FIRST READING:	_____
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____

WILLIAMSON MEDICAL CENTER, REZONING,  
 (ORDINANCE 2016-44)  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 8/25/2016



**Project Information**  
 Existing Zoning: General Commercial (GC)  
 Proposed Zoning: Civic and Institutional (CI)  
 Existing Land Use: Vacant  
 Proposed Land Use: Civic and Institutional  
 Character Area: MECO-5  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 2.90 acres

- |  |                                       |
|--|---------------------------------------|
| Williamson Medical Rezoning Request    | 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.