

**ORDINANCE 2016-40**

**TO BE ENTITLED, "AN ORDINANCE TO REZONE 14.04 ACRES FROM AGRICULTURAL (AG) DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL (SD-R 1.14) DISTRICT FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT."**

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

**WHEREAS**, the Specific Development Residential (SD-R) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-66, approving a Revised Plan Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; 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 Agriculture (AG) District to Specific Development Residential (SD-R 1.14) District:

**PREMISES CONSIDERED**

Map-Parcel	Acres
portion of 63 3.01	14.04
Total	14.04

Commencing at a point along the west right-of-way of Viola Lane, the same point being on the southern line of the property of F-L Farms LLC, of record on Tax Map 63 Parcel 3.01 in the Register's Office of Williamson County Tennessee; said point being the point of beginning of the following land:

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point;

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point;

Thence, N 00° 30' 49" E for a distance of 418.10 feet to a point;

Thence S 89° 29' 11" E a distance of 831.09 feet to the point;

Thence N 02° 50' 33" E a distance of 670.00 feet to a point;

Thence S 87° 09' 27" E a distance of 155.00 feet to a point;

Thence S 02° 50' 33" W a distance of 1252.57 feet to a point;

Thence N 83° 36' 11" W a distance of 479.60 feet to a point;

Thence, N 75° 28' 11" W for a distance of 238.86 feet to the point of beginning and containing 14.04 acres of land.

**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:

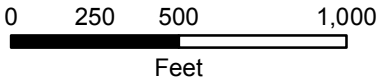
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RIZER POINT PUD SUBDIVISION, REZONING,  
 (ORDINANCE 2016-40)  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 10/27/2016



**Project Information**  
 Existing Zoning: Agricultural (AG)  
 Proposed Zoning: SD-R 1.14  
 Existing Land Use: Vacant  
 Proposed Land Use: Detached Residential  
 Character Area: WHCO 2 & 3  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 14.04 acres

- |                                        |                                       |
|----------------------------------------|---------------------------------------|
| Rizer Point PUD Subdivision            | SD-R Specific Development-Residential |
| Harpeth River (Polygon)                | SD-X Specific Development-Variety     |
| AG Agricultural District               | OR Office Residential District        |
| ER Estate Residential                  | GO General Office District            |
| R-1 Residential District               | CC Central Commercial District        |
| R-2 Residential District               | NC Neighborhood Commercial District   |
| R-3 Residential District               | GC General Commercial District        |
| R-6 Residential District               | LI Light Industrial District          |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District          |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District   |
| RM-20 Attached 20 Residential District |                                       |



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