

**ORDINANCE 2014-46**

**TO BE ENTITLED "AN ORDINANCE TO REZONE 19.11 ACRES FROM DETACHED RESIDENTIAL 1 (R-1) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 2.5/36,480) FOR THE PROPERTY LOCATED AT 574 & 580 FRANKLIN ROAD."**

**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 development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Detached Residential 1 (R-1) to Specific Development-Variety District (SD-X 2.5/36,480):

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.

Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;  
Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;  
Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;  
Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;  
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;  
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;  
Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;

Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;  
 Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;  
 Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

Zoning Reference Number: 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

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: \_\_\_\_\_

PASSED FIRST READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_