

**ORDINANCE 2019-23**

**AN ORDINANCE TO REZONE 0.28 ACRES FROM R-3 DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED AT 1330 COLUMBIA AVENUE.**

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

**WHEREAS**, the Office Residential (OR) 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 **R-3** District to **OR** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078K-4.00	0.28
Total	0.28

**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:

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PASSED FIRST READING:

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PUBLIC HEARING HELD:

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PASSED SECOND READING:

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PASSED THIRD READING:

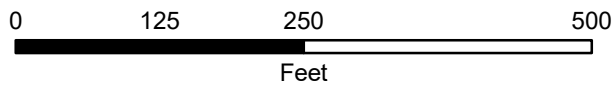
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BATTLE GROUND PARK LAND COMPANY SUBDIVISION, REZONING,  
 LOT 55  
 (ORDINANCE 2019-23)  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 7/25/2019

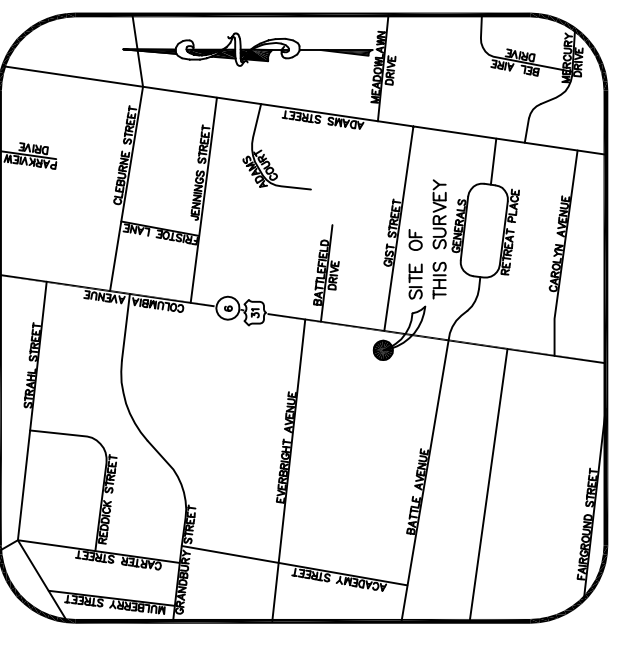


**Project Information**  
 Existing Zoning: R-3  
 Proposed Zoning: OR  
 Existing Land Use: Detached Residential  
 Proposed Land Use: Office  
 Character Area: CFCO-7  
 Development Standard: Traditional  
 Other Overlays: CAO  
 Site Acreage: 0.28 acres

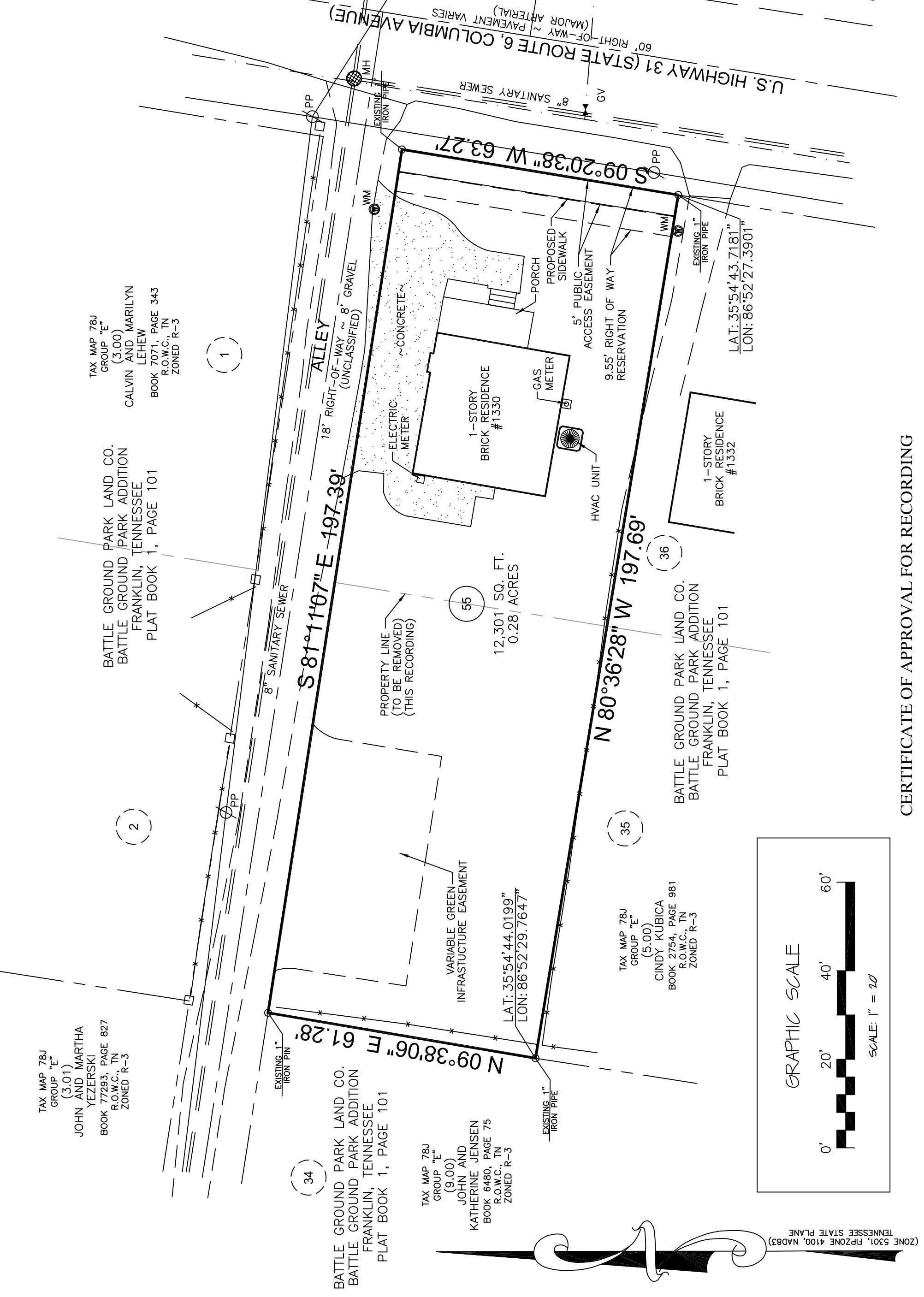
- |   |                                       |
|---|---------------------------------------|
| Battle Ground Park Land Co. Sub, Lot 55 | SD-R Specific Development-Residential |
| AG Agricultural District                | SD-X Specific Development-Variety     |
| ER Estate Residential                   | 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.



- SURVEYOR'S NOTES:**
- The purpose of this plat is to create a new lot out of portions of Lots 35 & 36 and create easements.
  - The recording of this plat vacates and supercedes the recording of a portion of Lots 35 and 36 as shown on Battle Ground Park Land Co. Battle Ground Park Addition Franklin, Tennessee of Record in Plat Book 1, Page 101.
  - Underground utilities shown approximately by available utility maps and visible appurtenances and locations should be verified by the appropriate utility authority before excavation or construction.
  - The developer acknowledges that all lots have adequate building envelopes within the required setback lines.
  - By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 471870221G which bears an effective date of December 22, 2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
  - Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
  - Existing zoning: R-3 (Detached Residential 3 District) Map Building Height: 3 stories Minimum Required Setback Lines: Yard Fronting any street Varies; Rear Yard-5'; Side Yard-5' Character Area - CFCD - Central Franklin Character Area Overlay District and Special District 7 for CFCD (CFCD-7) and Columbia Avenue Overlay (CAO).
  - Property Map 78J, Group "E" Parcel 4.00.
  - All street light locations and quantities are approximate final positioning and quantity shall be at the direction of MTEC.
  - Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the owner.
  - No transfer of mineral rights found by this surveyor.
  - The total area shown hereon is 0.28± Acres or 12,376± Square Feet. North based on Tennessee State Plane Coordinate System, Zone 5301, Pipezone 4100; NAD 83 datum.
  - Property owner shall be responsible for maintenance of all stormwater management features.
  - Lot 55 shall not have direct access to Columbia Avenue.
  - The City of Franklin Water Management Department has unreserved access to its easement and shall be responsible for the maintenance of the easement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be required. The property owner or HOA shall be responsible for the cost of repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or damaged by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0800-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Topcon QS-5 Robotic Total Station having an error of closure not exceeding 1:51,245.

This survey is classified as a:

- Urban and Subdivision (Category I)
- Suburban and Subdivision (Category II)
- All Other Land Surveys (Category III)

AND/OR

By GPS with a Topcon Hiper V LHF Dual Frequency RTK base and rover with the following information:

- Type of Survey: Real Time Kinematic
- Positional Accuracy: H 40.05 and V 40.10
- Date of Survey: April 20, 2019
- Datum/EPOCH: NAD83 (2011) Epoch 2010.00
- Published/Fixed Control used: OPUS Solution
- Geoid Model: Geoid 12A
- Combined Grid Factor: 0.99992071 on Fixed Station CP#01

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved by the Franklin Municipal Commission, Franklin, Williamson County, Tennessee for the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and this plat has been approved for recording in the office of the Registrar, Williamson County.

Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Franklin Municipal Planning Commission

**CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES**

Subdivision name and street names approved by Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency \_\_\_\_\_ Date \_\_\_\_\_  
Franklin, Tennessee \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

I (we) hereby certify that I am (we are) the owners of the property shown hereon as of record in Book 7385, Page 54, R.O.W.C., Tennessee and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C., Tennessee running with the life of the property. I (we) further certify that there are no liens on the property.

Daniel Joseph Petersen \_\_\_\_\_ Date \_\_\_\_\_  
Cynthia Nicole Petersen \_\_\_\_\_ Date \_\_\_\_\_

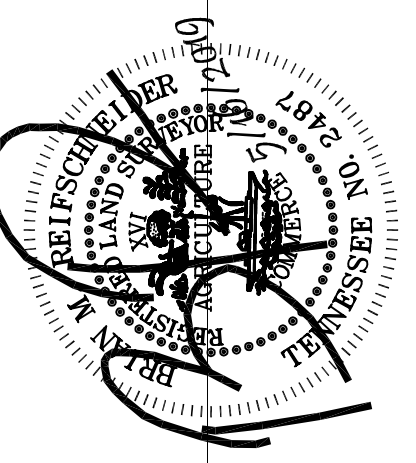
**CERTIFICATE OF STREETS AND DRAINAGE**

I hereby certify that: (1) The streets and drainage in Final Plat Resubdivision of Part of Lots 35 and 36 of Battle Ground Park Land Co. Battle Ground Park Addition Franklin Tennessee have been installed accordance with city specifications.

Supt. Streets \_\_\_\_\_ Date \_\_\_\_\_  
Franklin, Tennessee \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I hereby certify that the subdivision plat shown and described hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 11th day of March, 2019.



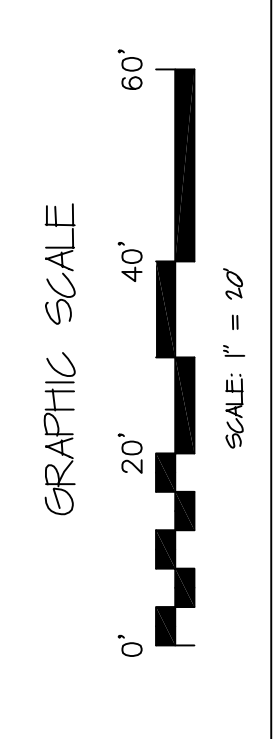
**BLUE RIDGE SURVEYING SERVICES**  
P.O. BOX 8072 GALLATIN, TENNESSEE  
CELL (615) 426-4449  
BLUERIDGESURVEYING@YAHOO.COM

**DANIEL AND CYNTHIA PETERSEN**  
1330 COLUMBIA AVENUE  
FRANKLIN, TENNESSEE 37067  
(615) 790-6700  
CONTACT: DANIEL PETERSEN

**FINAL PLAT RESUBDIVISION OF PART OF LOTS 35 AND 36 OF**

**BATTLE GROUND PARK LAND CO. BATTLE GROUND PARK ADDITION FRANKLIN, TENNESSEE**

1330 COLUMBIA AVENUE, 9TH CIVIL DISTRICT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
DATE OF REVISED SURVEY: APRIL 20, 2019  
DATE OF REVISED DRAWING: MAY 16, 2019  
PROJECT NUMBER 6951



**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS**

I hereby certify that: (1) The streets and drainage in Final Plat Resubdivision of Part of Lots 35 and 36 of Battle Ground Park Land Co. Battle Ground Park Addition Franklin Tennessee have been installed accordance with city specifications.

General Manager \_\_\_\_\_ Date \_\_\_\_\_  
Franklin, Tennessee \_\_\_\_\_ Date \_\_\_\_\_  
Supt. Sewer \_\_\_\_\_ Date \_\_\_\_\_  
Franklin, Tennessee \_\_\_\_\_ Date \_\_\_\_\_