

**ORDINANCE 2015-46**

**TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 3.07 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-9, AND TO REZONE +/-52.13 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-10, FOR PROPERTIES IN AND NEAR BICENTENNIAL PARK, EAST OF 5<sup>TH</sup> AVENUE NORTH AND NORTH OF BRIDGE STREET.”**

**WHEREAS**, the Franklin Land Use Plan was amended in March, 2015 to revise the Special Area boundaries and change the policy recommendations to allow redevelopment in the shallower part of the floodway fringe in the 5<sup>th</sup> Avenue North area because the area is already developed and serves as a gateway into historic Franklin; and

**WHEREAS**, this rezoning modifies the Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) boundaries and establishes new boundaries for the Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10) to coincide with the Land Use Plan.

**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 properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
063N-D-16.00	±0.25
063N-D-15.00	±0.09
063N-D-18.00	±1.12
Right-of-Way	±0.45
TOTAL	±2.16

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of the 5<sup>th</sup> Avenue North right-of-way, 41 feet north of the center line of North Margin Street, which is also a point along the south line of Parcel 15.00, Map 063N,

Group D, if extended; thence northerly 662 feet along the centerline of 5<sup>th</sup> Avenue North to a point, if extended, along the north line of Parcel 18.00, Map 063N, Group D; thence generally northeast 32 feet along the north line of Parcel 18.00, if extended, to the northwest corner of Parcel 18.00; thence generally northwest 179 feet along the north line of Parcel 18.00 to the northeast corner of Parcel 18.00; thence generally south 689 feet along the east lines of Parcels 18.00, 17.00, 16.00, and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the southwest corner of Parcel 15.00; thence continuing 27 feet along the south line of Parcel 15.00, if extended, to the point of beginning, and containing 2.16 acres, more or less.

**SECTION II:** That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
078C-A-11.00	±0.68
Right-of-Way	±0.23
TOTAL	±0.91

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of North Margin Street at the west line of Parcel 11.00, Map 078C, Group A, if extended; thence northeast 167 feet along the center line of North Margin Street to the center point of the intersection of North Margin Street and 4<sup>th</sup> Avenue North; thence southeast 237 feet along the center right-of-way line of 4<sup>th</sup> Avenue North to a point along the south line of Parcel 11.00, if extended; thence southwest 33 feet along the south line of Parcel 11.00, if extended, to the southeast corner of Parcel 11.00, Map 078C, Group A; thence southwest 133 feet along the south line of Parcel 11.00 to the southwest corner of Parcel 11.00; thence northwest 222 feet along the west line of Parcel 11.00 to the northwest corner of Parcel 11.00; thence continuing along the west line of Parcel 11.00, if extended, 17 feet to the point of beginning, and containing approximately 0.91-acre, more or less.

**SECTION III:** That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area

Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10:

Map-Group-Parcel	Acres
063N-B-65.00	±2.89
063N-D-1.00	±4.45
063N-D-2.00	±0.55
063N-D-3.00	±7.83
063N-D-3.01	±1.32
063N-D-6.00	±1.89
063N-D-6.01	±2.41
063N-D-6.02	±2.85
063N-D-6.03	±1.03
063N-D-7.00	±0.21
063N-D-8.00	±0.21
063N-D-9.00	±0.33
063N-D-12.00	±0.81
063N-D-14.00	±6.05
063N-E-1.00	±0.50
063N-E-2.00	±0.34
063N-E-2.01	±0.51
063N-E-3.00	±0.25
063N-E-4.00	±0.21
063N-E-5.00	±0.22
063N-E-6.00	±0.22
063N-E-7.00	±0.18
063N-E-7.01	±0.22
063N-E-8.00	±0.18
063N-E-9.00	±0.14
063N-E-10.00	±0.11
063N-E-11.00	±0.12
063N-E-12.00	±0.29
063N-E-13.00	±0.35
063N-E-14.00	±0.23
078C-A-1.00	±0.24
078C-A-2.00	±0.15
078C-A-12.00	±0.18
078C-A-13.00	±0.18
078C-A-14.00	±0.18
078C-A-15.01	±0.21
078C-A-16.00	±0.32
078C-A-17.00	±0.14
078C-A-18.00	±0.22
078C-A-19.00	±0.29

078C-A-20.00	±0.38
078C-A-21.00	±0.46
078C-A-22.00	±0.22
078C-A-23.00	±0.12
078C-A-24.00	±0.11
078C-A-25.00	±0.06
078C-A-26.00	±0.23
078C-A-27.00	±0.23
078C-A-28.00	±0.37
078C-A-29.00	±0.47
078C-A-30.00	±0.44
078C-A-31.00	±0.30
078C-A-32.00	±0.32
078C-A-33.00	±0.30
078C-A-34.00	±0.46
Right-of-Way	±8.65
TOTAL	±52.13

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of 5<sup>th</sup> Avenue North, 354 feet south of the Del Rio Pike intersection, which is also a point along the northern line of Parcel 6.03, Map 063N, Group D, if extended; thence southeast 51 feet along the north line of Parcel 6.03, if extended, to the northwest corner of Parcel 6.03; thence southeast 145 feet along the north line of Parcel 6.03 to the northeast corner of Parcel 6.03; thence continuing southeast 42 feet along the north line of Parcel 6.03, if extended, to a point along the center line of the Harpeth River; thence generally eastward and southward 2,783 feet along the center line of the Harpeth River to a point along the south line of Parcel 65.00, Map 063N, Group B, if extended; thence southwest 41 feet along the south line of Parcel 65.00, if extended, to the southeast corner of Parcel 65.00; thence southwest 458 feet along the south lines of Parcel 65.00 to the southwest corner of Parcel 65.00, which is also a point along the east right-of-way line of 2<sup>nd</sup> Avenue North; thence continuing along the south line of Parcel 65.00, if extended, 26 feet to the center line of 2<sup>nd</sup> Avenue North; then southeast 252 feet along the center line of 2<sup>nd</sup> Avenue North to the center point of the intersection of Bridge Street and 2<sup>nd</sup> Avenue North; thence southwest 1,090 feet along the center line of Bridge Street to a point along the west line of Parcel 2.00, Map 078C, Group A, if extended; thence northwest 27 feet along the west line of Parcel 2.00, if extended, to the southwest corner of Parcel 2.00; thence generally northwest 377 feet along the west lines of Parcels 2.00, 15.01, 14.00, 13.00, and 12.00 to the northwest corner

of Parcel 12.00, Map 078C, Group A; thence northeast 133 feet along the north line of Parcel 12.00 to the northeast corner of Parcel 12.00; thence continuing northeast 33 feet along the north line of Parcel 12.00, if extended, to a point along the center line of 4<sup>th</sup> Avenue North; thence northwest 237 feet along the center line of 4<sup>th</sup> Avenue North to the center point of the intersection of North Margin Street and 4<sup>th</sup> Avenue North; thence southwest 459 feet along the center line of North Margin Street to a point along the center line of 5<sup>th</sup> Avenue North; thence northwest 41 feet along the center line of 5<sup>th</sup> Avenue North to a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence continuing northwest 26 feet along the south line of Parcel 15.00, to the southwest corner of Parcel 15.00, which is also a point along the east right-of-way line of 5<sup>th</sup> Avenue North; thence northeast 25 feet along the south line of Parcel 15.00 to the southeast corner of Parcel 15.00; thence north 689 feet along the east lines of Parcels 15.00, 16.00, 17.00, 18.00 to the northeast corner of Parcel 18.00, Map 063N, Group D; thence southwest 179 feet along the north line of Parcel 18.00 to the northwest corner of Parcel 18.00, which is also a point along the east right-of-way line of 5<sup>th</sup> Avenue North; thence continuing southwest 32 feet along the north line of Parcel 18.00, if extended, to a point along the center line of 5<sup>th</sup> Avenue North; thence northwest 881 feet along the center line of 5<sup>th</sup> Avenue North to the point of beginning; and containing approximately 52.13 acres, more or less.

**SECTION IV:** 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:

\_\_\_\_\_  
Kristen L. Corn  
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL:

\_\_\_\_\_

PASSED FIRST READING:

\_\_\_\_\_

PUBLIC HEARING HELD:

\_\_\_\_\_

PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

\_\_\_\_\_