

ORDINANCE 2019-05

AN ORDINANCE TO REZONE 4.82 ACRES FROM LIGHT INDUSTRIAL (LI) DISTRICT AND NEIGHBORHOOD COMMERCIAL (NC) TO GENERAL COMMERCIAL (GC) DISTRICT FOR THE PROPERTY LOCATED AT THE NORTHWEST QUADRANT OF DOWNS BOULEVARD AND COLUMBIA AVE, 1504, 1536, AND 1540 COLUMBIA AVE.

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

WHEREAS, the General Commercial (GC) 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 Light Industrial and Neighborhood Commercial Districts to General Commercial District:

PREMISES CONSIDERED	
Map-Parcel	Acres
0780-A-02100	1.56
0780-A-02000	0.95
0780-A-01900	2.40
Total	4.91

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:

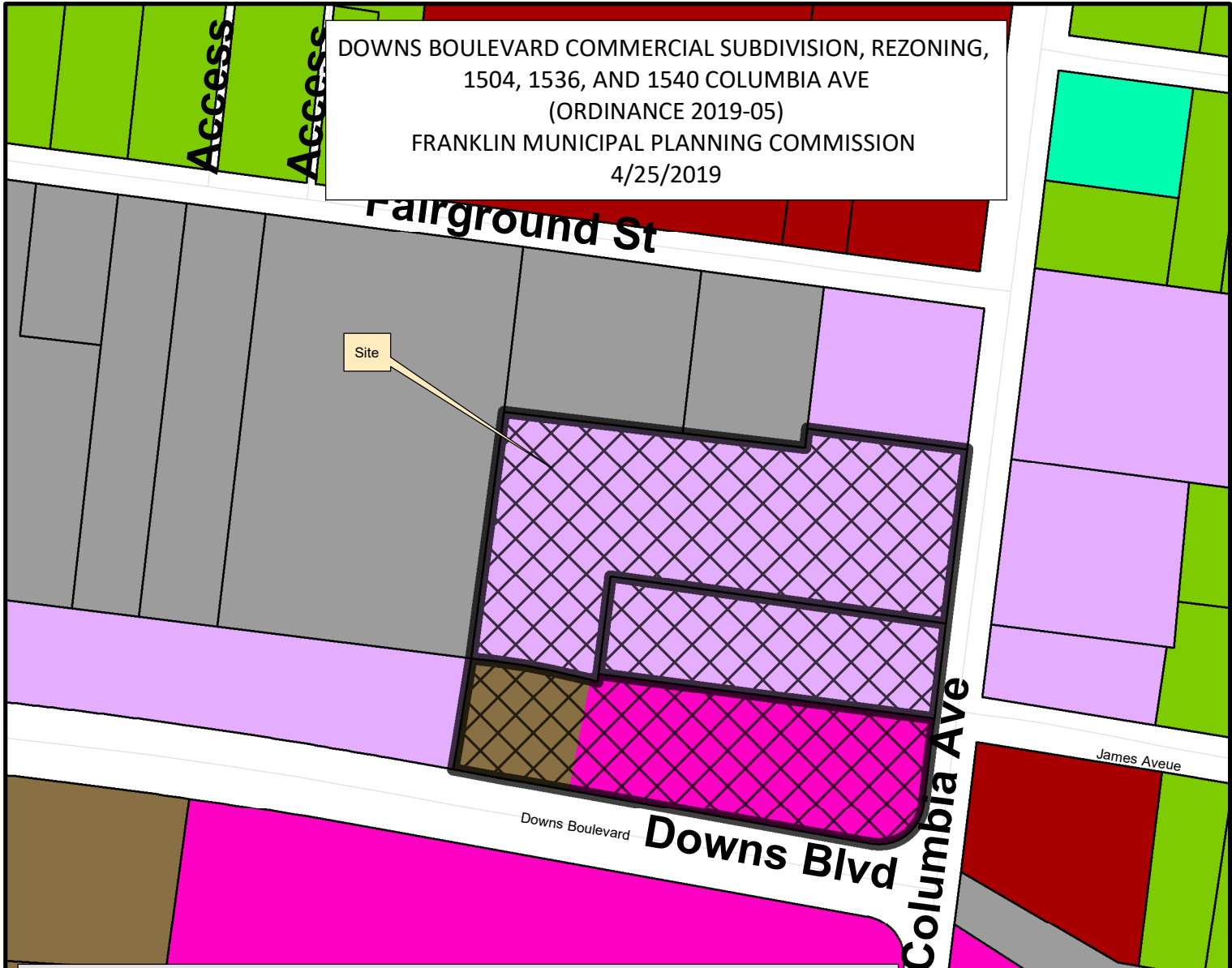
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

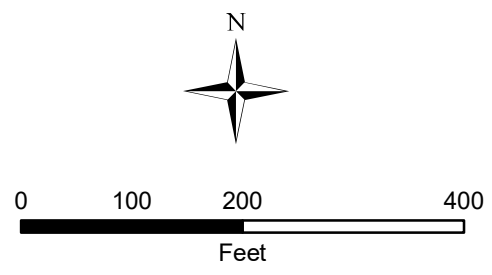
PASSED THIRD READING:

DOWNS BOULEVARD COMMERCIAL SUBDIVISION, REZONING,
 1504, 1536, AND 1540 COLUMBIA AVE
 (ORDINANCE 2019-05)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/25/2019

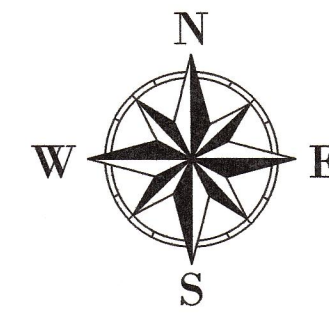


Project Information
 Existing Zoning: Light Industrial, Neighborhood Commercial, General Commercial
 Proposed Zoning: General Commercial
 Existing Land Use: Vacant/Retail
 Proposed Land Use: Retail
 Character Area: SOCO-1 and CFCO-7
 Development Standard: Traditional
 Other Overlays: CAO-3
 Site Acreage: 4.91 acres

- | | |
|--|---------------------------------------|
| Site | 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 |



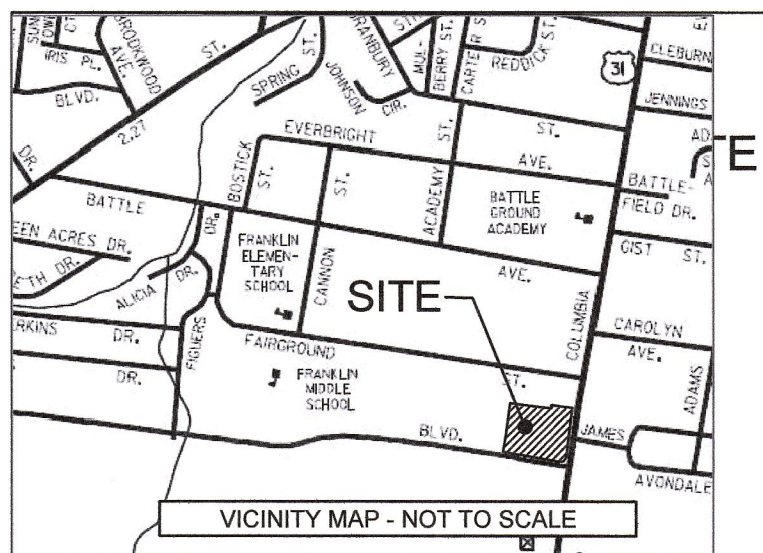
This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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SOURCE OF NORTH
TENNESSEE COORDINATE
SYSTEM OF 1983 (NAD83)
ZONE 5301 - FIPZONE 4100
GPS GEIOD 12B (NAVD 88)



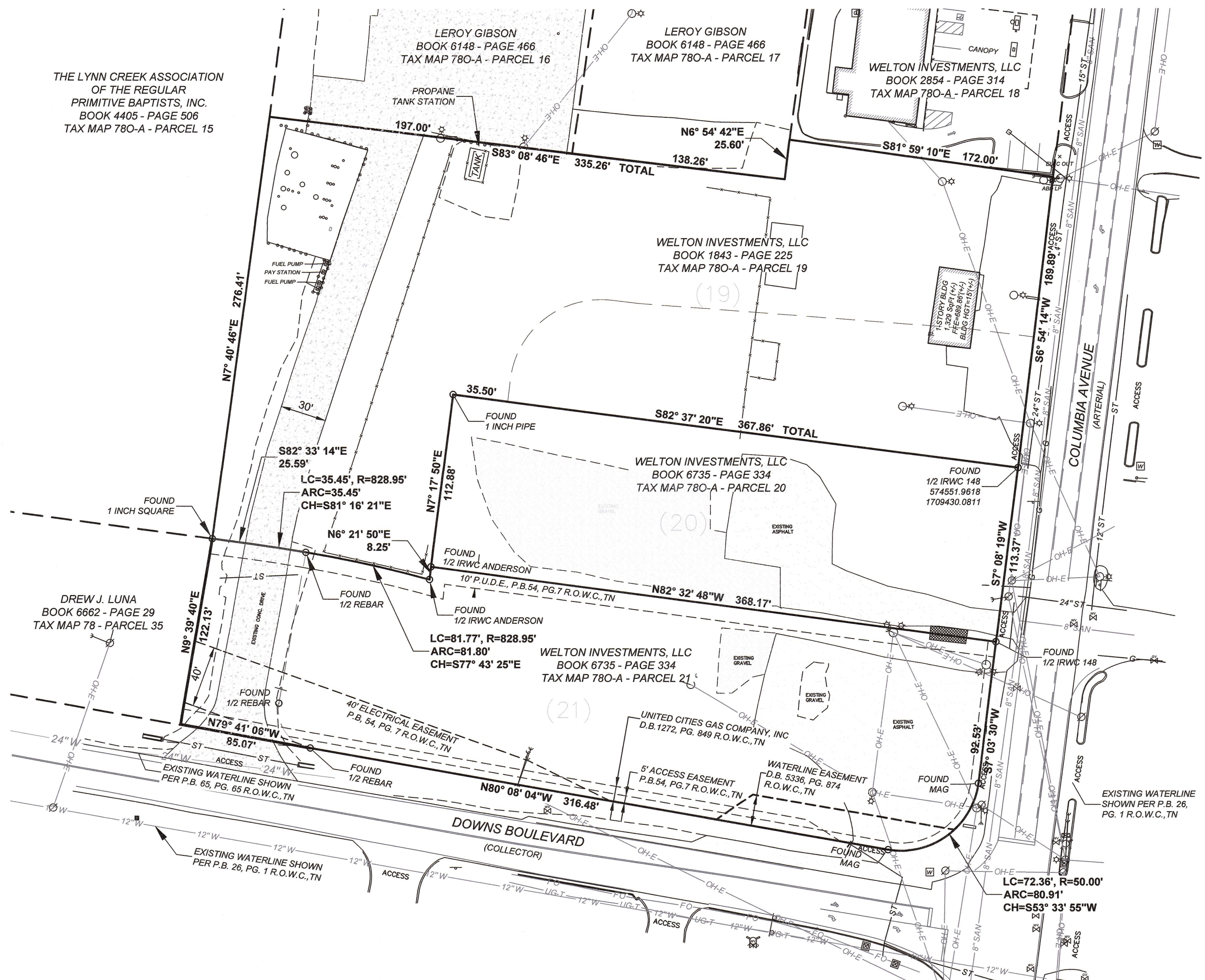
THE LYNN CREEK ASSOCIATION
OF THE REGULAR
PRIMITIVE BAPTISTS, INC.
BOOK 4405 - PAGE 506
TAX MAP 780-A - PARCEL 15



LEGEND	
	Benchmark
	GSP Control Monument
	Set 1/2" Diameter Iron Rebar with GS&P Cap
	Found Property Corner
	Found Concrete/ROW Monument
	Property Line
	Adjacent Property Line
	Easement Line
	Water Line
	Storm Line
	Sewer Line
	Gas Line
	Overhead Electric Line
	Gas Meter
	Gas Valve
	Water Meter
	Water Valve
	Fire Hydrant
	Telephone Manhole
	Sewer Manhole
	Storm Drain Manhole
	Catch Basin
	Power Pole
	Guy Wire
	Sewer Clean-Out
	Utility Pull Box (Electric/Traffic/Comm.)
	Cemetery

Parcel Area Table		
PARCEL #	Area - Sq.Ft ±	Area - Acres ±
780-A-01900	104,574	2.40
780-A-02000	41,631	0.95
780-A-02100	67,830	1.56
TOTAL	214,035	4.91

UTILITY DISCLAIMER:
Gresham Smith & Partners, Inc. does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

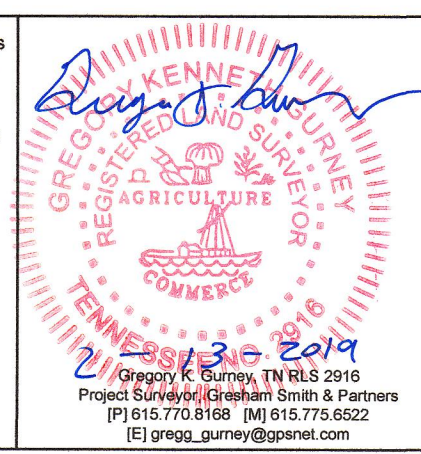


GRESHAM SMITH AND PARTNERS
1400 NASHVILLE CITY CENTER
511 UNION STREET
NASHVILLE, TENNESSEE 37219
615-770-8100
WWW.GRESHAMSMITH.COM
PROJECT NUMBER: 29956.06
DATE: 02/12/2019

BOUNDARY SURVEY - FOR -
WELTON INVESTMENTS LLC
1540 COLUMBIA AVENUE
1536 COLUMBIA AVENUE
1504 COLUMBIA AVENUE
9TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TAX MAP 780 GROUP A PARCELS 19, 20, & 21

PROPERTY INFORMATION
Owner(s): WELTON INVESTMENTS LLC
Recorded Documents for Property:
Book 1843, Page 225
Book 6735, Page 334
Book 6966, Page 663

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1: 131,974 as shown hereon.



SURVEYOR NOTES
1. The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
2. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
3. Survey not final without Red Seal and Signature of Surveyor.
4. All set property corners are marked with 1/2" diameter rebar with an orange Gresham Smith cap.
5. This survey may not be reproduced, altered, or copied without written permission of Gresham Smith.
6. This property has direct access to a dedicated public right-of-way.
7. As shown on survey, there are no gaps or gores between tracts.

Project Surveyor: GG		Project Surveyor: GG		Draft: GG	
Date Field Work: 9/13-16/2016		QC Check: KS			
REVISIONS					
NO.	DATE	DESCRIPTION	BY	CHK	