

ORDINANCE 2018-28

TO BE ENTITLED, "AN ORDINANCE TO REZONE 2.17 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO RESIDENTIAL – 3 (R-3) DISTRICT FOR THE PROPERTY LOCATED NORTH OF NEW HIGHWAY 96 AND SOUTH OF DEL RIO PIKE, 1044 CARLISLE LANE."

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

WHEREAS, the Residential-3 (R-3) district provides zoning for land uses compatible with both Envision Franklin 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 Estate Residential (ER) District to Residential-3 (R-3) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
64---015.00	2.17
Total	2.17

SECTION II. That the attached Location Map and Property Boundary 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 Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

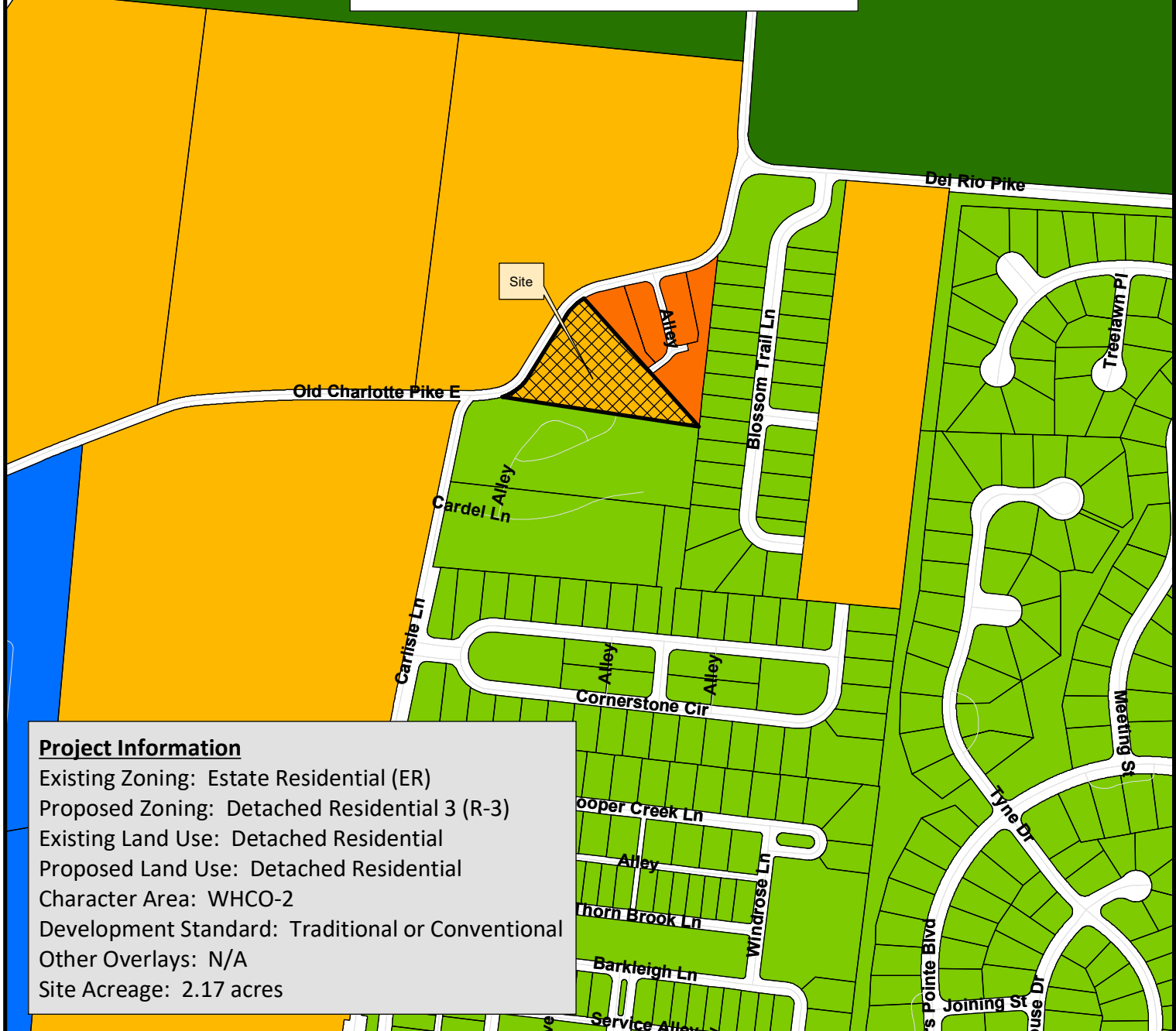
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

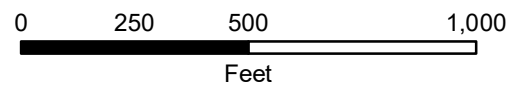
PASSED THIRD READING:

1044 CARLISLE LANE, REZONING,
MAP 64---PARCEL 015.00
(ORDINANCE 2018-28)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/26/2018

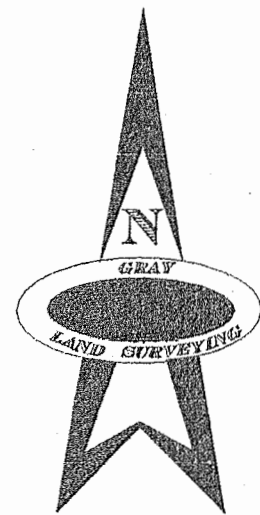
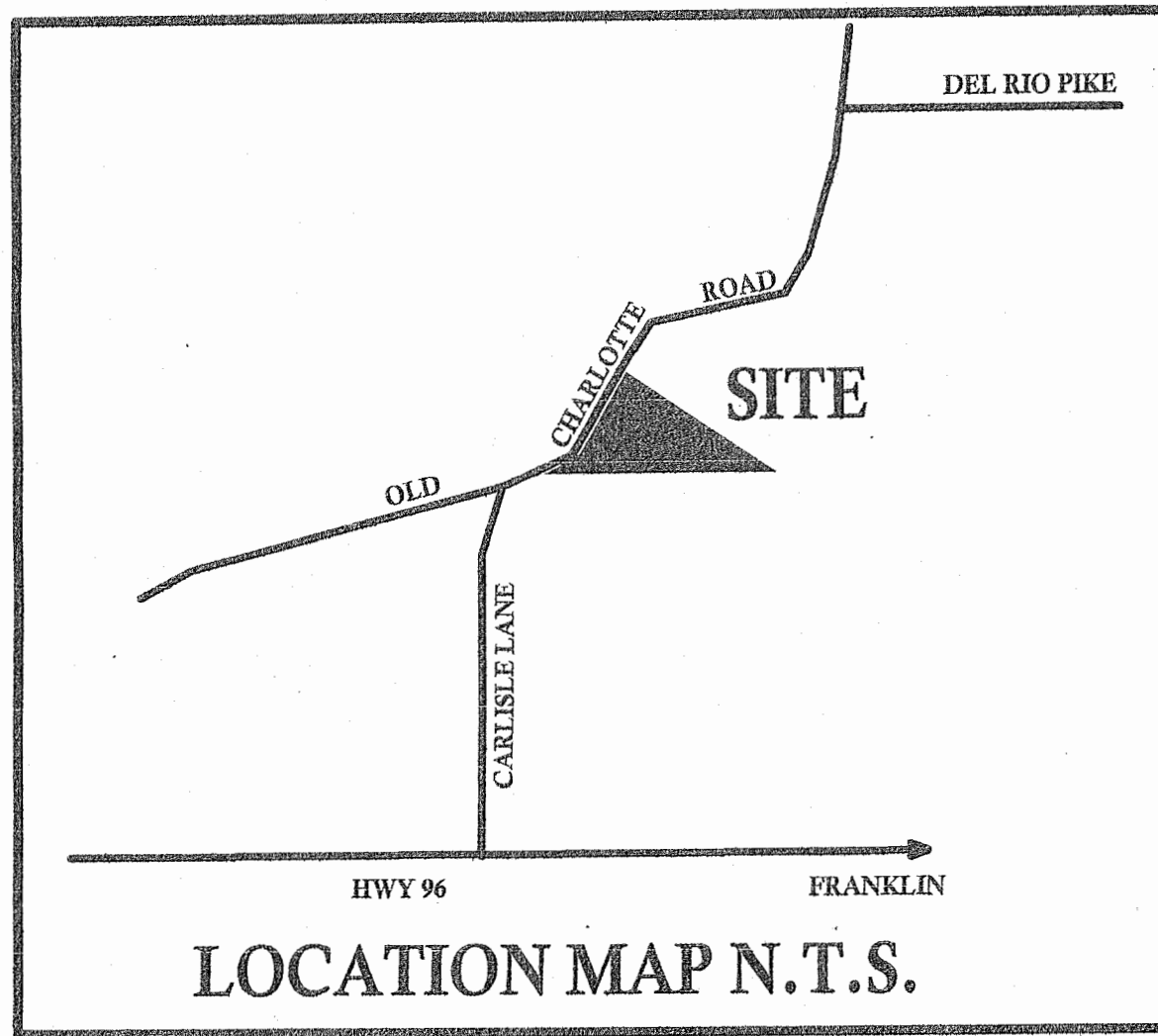


Project Information
 Existing Zoning: Estate Residential (ER)
 Proposed Zoning: Detached Residential 3 (R-3)
 Existing Land Use: Detached Residential
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2
 Development Standard: Traditional or Conventional
 Other Overlays: N/A
 Site Acreage: 2.17 acres

- | | |
|--|---------------------------------------|
| 1044 Carlisle Lane Rezoning | 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 |

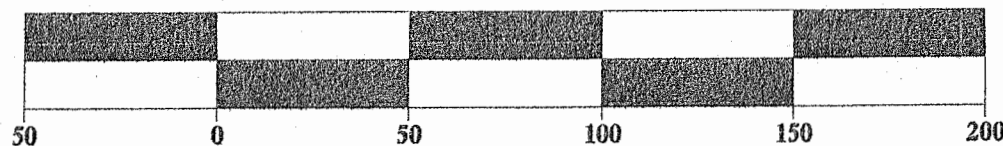


This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2018. All rights reserved.

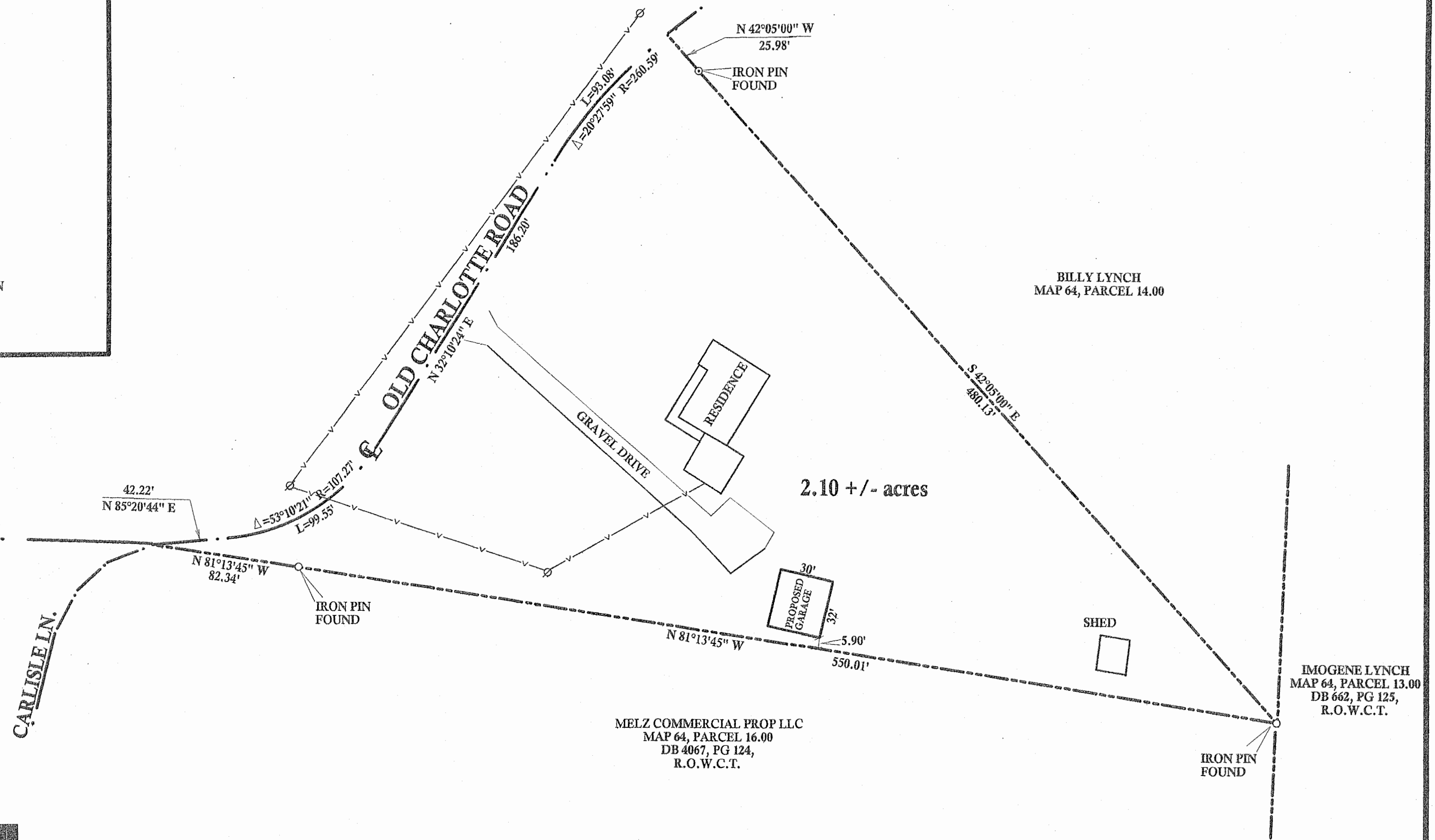


BEARINGS ARE MAGNETIC
DATED: OCTOBER 24, 2009

SCALE 1" = 50'



NO TITLE SEARCH WAS FURNISHED TO THIS SURVEYOR.
PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR
RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE
TITLE SEARCH MAY REVEAL.



CERTIFICATION:
I, JEFFREY GRAY, DO HEREBY CERTIFY THAT THE SURVEY
SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE
AND MEETS AND EXCEEDS AN UNADJUSTED CLOSURE RATIO OF 1:10,000 AS
SHOWN HEREON.

SIGNATURE:

**PROPERTY
INFORMATION:**

OWNER: TIMOTHY GILL, ETUX
MAP 64, PARCEL 15.00
DEED BOOK 4751, PAGE 759
ADDRESS: 1044 CARLISLE LN.
FRANKLIN, TN. 37064

BOUNDARY SURVEY ON THE
GILL PROPERTY

2.10 +/- TOTAL ACRES
5th CIVIL DISTRICT - WILLIAMSON COUNTY - TN.

DATE: OCTOBER 24, 2009 JOB # 2301

GRAY LAND SURVEYING

802 B RED FOX CT.
LEBANON, TN. 37090
PHONE (615) 509-2993
JEFFREY GRAY, RLS 2303
gls2303surveying@gmail.com

