

**ORDINANCE 2014-21**

**TO BE ENTITLED "AN ORDINANCE TO REZONE 6.19 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 58.8) FOR THE PROPERTY LOCATED AT 427 NICHOL MILL LANE."**

**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-R 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 General Commercial (GC) to Specific Development-Residential District (SD-R 58.8):

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Mallory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette, (Map 53 Parcels 117.32 & 117.24) and by deed of record in Deed Book 2908, Page 561, R.O.W.C.; Athena Cool Springs Hospitality, LLC, (Map 53 Parcel 117.31) and by deed of record in Deed Book 4684, Page 432, R.O.W.C.; and K. Thomas Sidwell, Trustee of Nichol Mill Trust, (Map 53K Group B Parcel 7.01) and by deed of record in Deed Book 5875, Page 374, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls; N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 55.57 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;  
 N 82°11'21"W, 57.31 feet to an iron rod (new);  
 With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;  
 With a curve to the left an arc distance of 46.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;  
 With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;  
 N 09°05'04"E, 243.41 feet to an iron rod (new);  
 With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;  
 N 10°45'38"E, 44.96 feet to an iron rod (new);  
 S 81°20'18"E, 42.86 feet to an iron rod (new);  
 With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;  
 S 81°20'18"E, 367.73 feet to an iron rod (new);  
 S 07°27'56"W, 523.20 feet to the point of beginning and being 269,492 square feet or 6.19 acres± more or less.  
 A portion of this property also being lot numbers 810 and 814 on the final plat of Galleria Complex Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

Zoning Reference Number: 14-04:

Map-Group-Parcel	Acres
053---11732	±2.66
053---11731	±3.26
053---11724	±0.02
053K-B00701	±0.23
TOTAL	±6.19

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 DEFERRED TO 10/23/14:

7/24/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING: