

**ORDINANCE 2019-27**

**AN ORDINANCE TO REZONE 38.66 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO AGRICULTURAL (AG) DISTRICT FOR THE PROPERTY LOCATED NORTH OF OLD CHARLOTTE PIKE, EAST OF FUTURE MACK HATCHER PARKWAY, AND WEST OF CARLISLE LANE.**

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

**WHEREAS**, the Agricultural (AG) 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 Estate Residential (ER) District to Agricultural (AG) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
064---01001	21.34
064---01002	17.32
Total	38.66

**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:**

By: \_\_\_\_\_  
**Eric S. Stuckey**  
City Administrator/Recorder

**CITY OF FRANKLIN, TENNESSEE:**

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:

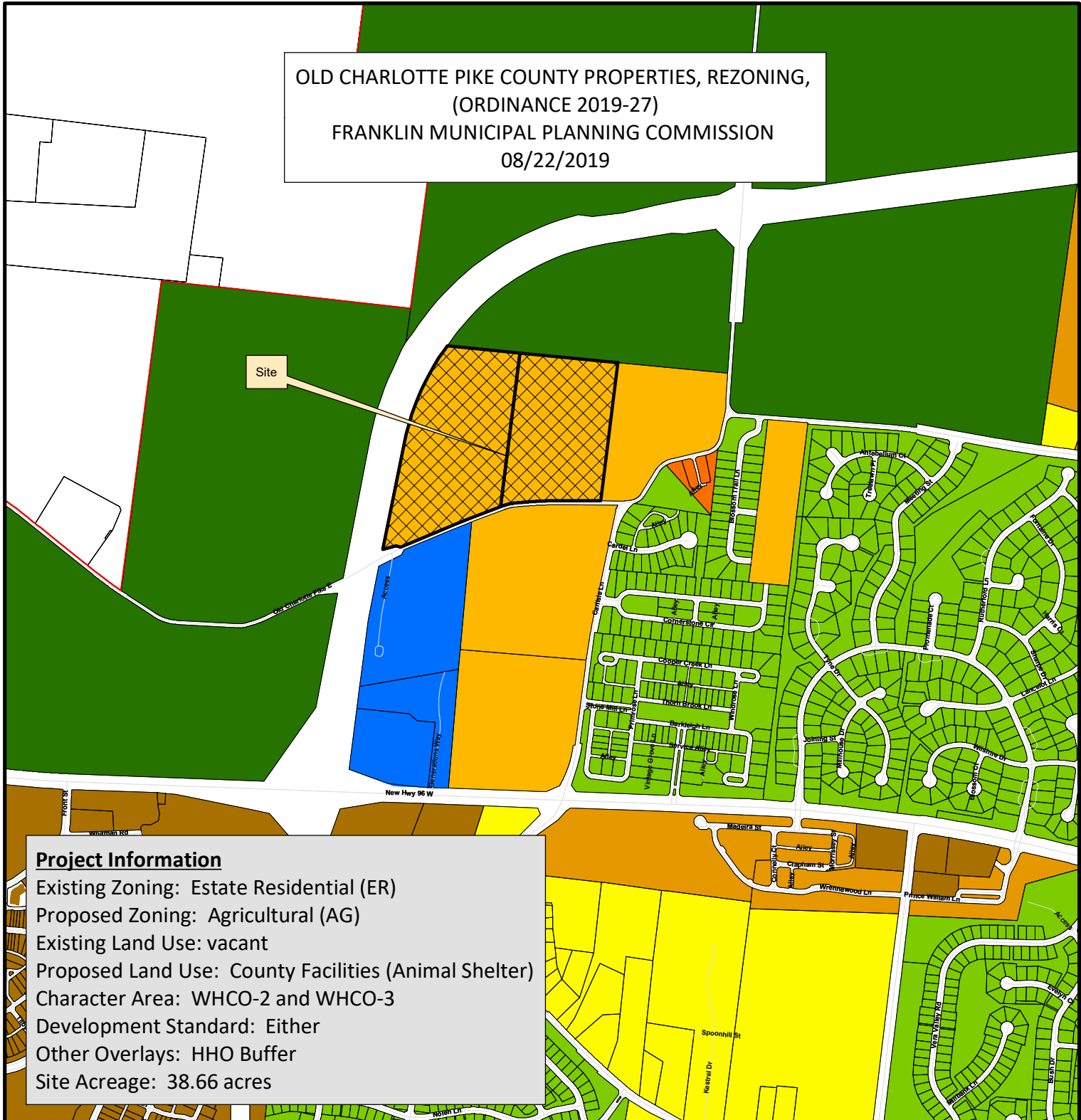
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PASSED THIRD READING:

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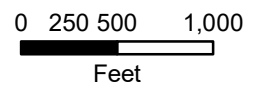
OLD CHARLOTTE PIKE COUNTY PROPERTIES, REZONING,  
 (ORDINANCE 2019-27)  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 08/22/2019

Site

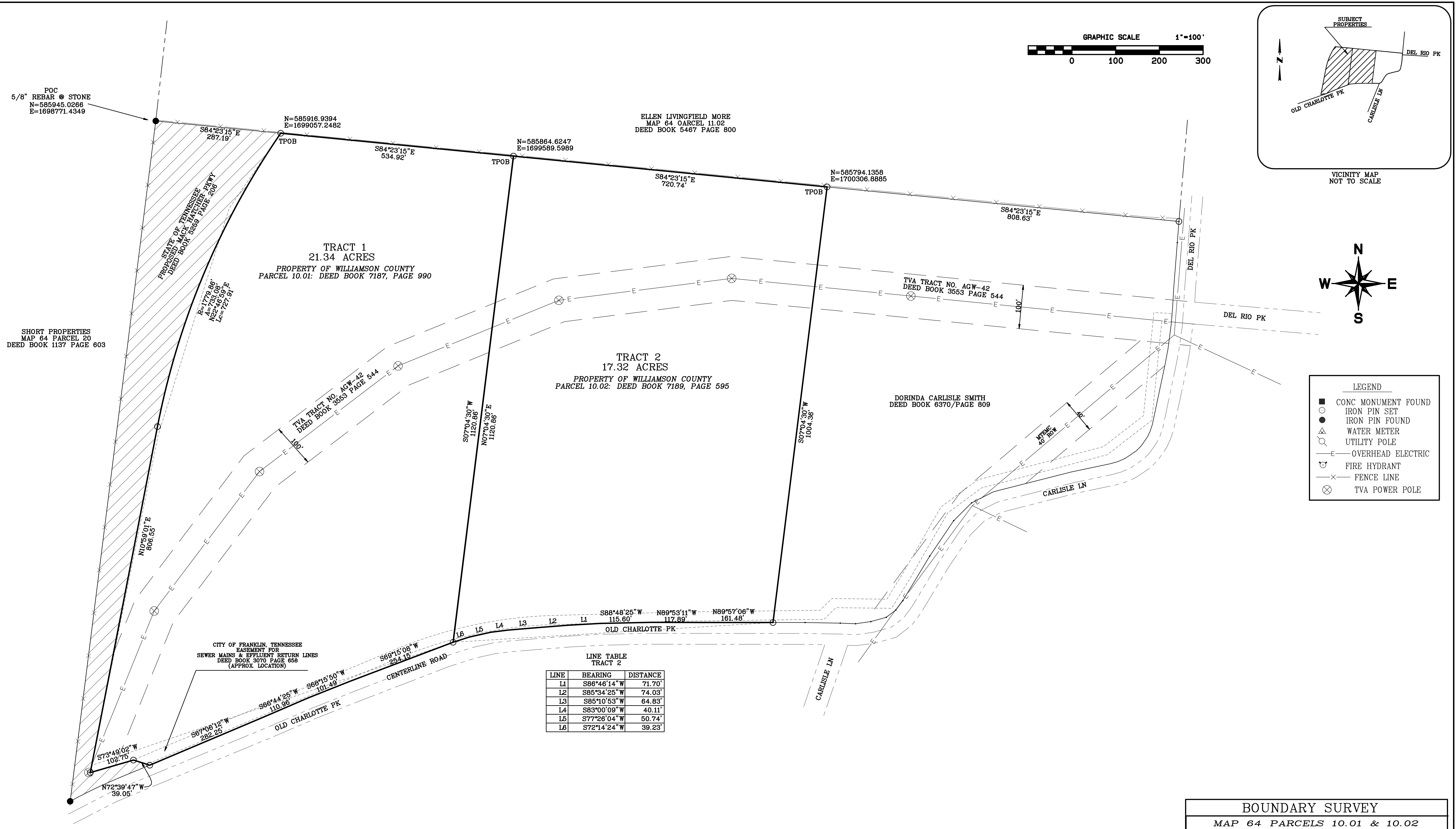


**Project Information**  
 Existing Zoning: Estate Residential (ER)  
 Proposed Zoning: Agricultural (AG)  
 Existing Land Use: vacant  
 Proposed Land Use: County Facilities (Animal Shelter)  
 Character Area: WHCO-2 and WHCO-3  
 Development Standard: Either  
 Other Overlays: HHO Buffer  
 Site Acreage: 38.66 acres

- |  |                                       |
|--|---------------------------------------|
| County Properties                      | 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.



LINE TABLE  
TRACT 2

LINE	BEARING	DISTANCE
L1	S86°46'14"W	71.70'
L2	S85°34'25"W	74.03'
L3	S85°10'53"W	64.83'
L4	S83°00'09"W	40.11'
L5	S77°26'04"W	50.74'
L6	S72°14'24"W	39.23'

- GENERAL NOTES
- BEARINGS/COORDINATES SHOWN - TN. STATE PLANE NAD83, OBTAINED USING RTK/GPS, TDOT TGRN NETWORK.
  - THIS SURVEY WAS PREPARED BY USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
  - ALL DEED BOOK REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
  - ADJOINING PROPERTY LINES SHOWN WERE PLOTTED BY DEED DESCRIPTION.
  - SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
  - UTILITIES SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND MORE PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
  - DATE OF FIELD SURVEY : 4/4/2019

**SURVEYOR'S CERTIFICATE**

I hereby certify that this is a category 1 survey, that the ratio of precision of the unadjusted survey is better than 1: 10,000 and is in compliance with the current "Tennessee Standard's of Practice for Land Surveying".

*J. Mark Cantrell*  
J. MARK CANTRELL, TN PLS# 1859



**BOUNDARY SURVEY**

MAP 64 PARCELS 10.01 & 10.02  
PROPERTY OF  
WILLIAMSON COUNTY  
14TH CIVIL DISTRICT  
WILLIAMSON COUNTY, TENNESSEE

PARCEL 10.01: DEED BOOK 7187, PAGE 990  
PARCEL 10.02: DEED BOOK 7189, PAGE 595

PREPARED BY: Arrowhead Survey  
4151 Old Hillsboro Rd.  
Franklin, TN 37064  
615-599-7347

DWN BY: JMC CHKD BY: JMC SHEET 1 OF 1  
DATE: 8/1/2019 APPROVED BY: JMC