

ORDINANCE 2014-45

TO BE ENTITLED "AN ORDINANCE TO ZONE 11.88 ACRES TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 1.6) FOR THE PROPERTY LOCATED AT SOUTH OF MURFREESBORO ROAD AND WEST OF RIDGEWAY DRIVE ENCOMPASSING 1100 RIDGEWAY DRIVE."

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 Williamson County zoning classification to Specific Development-Residential District (SD-R 1.6):

R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

Zoning Reference Number: 14-10:

Map-Group-Parcel	Acres
079M-B00100	5.79
079-06001	5.11
079-06007	0.98
TOTAL	±11.88

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 RECOMMENDED APPROVAL:

12-18-2014

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING: