

## ORDINANCE 2015-74

**TO BE ENTITLED, “AN ORDINANCE TO REZONE 4.66 ACRES FROM CENTRAL COMMERCIAL (CC) DISTRICT AND SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17/33650/115) DISTRICT TO SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4/35000/115) DISTRICT FOR MULTIPLE PROPERTIES LOCATED WITHIN THE BLOCK OF 1<sup>ST</sup> AVENUE, BRIDGE STREET, 2<sup>ND</sup> AVENUE NORTH AND EAST MAIN STREET.”**

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

**WHEREAS**, the Specific Development-Variety district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

**WHEREAS**, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2015-106, approving a revision to the Plan Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; 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 ALDERMAN 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 classifications of Central Commercial (CC) and Specific Development-Variety Districts (SD-X 34.17/36500/115) to Specific Development-Variety (SD-X 33.4/35000/115) District:

### PREMISES CONSIDERED

Map-Parcel	Acres
078C-D01300	0.96
078C-D01400	0.13
078C-D01500	1.91
078C-D01601	0.42
078C-D02000	0.23
078C-D02200	0.25
078C-D02300	0.32
078C-D02301	0.34
078C-D02400	0.10
Total	4.66

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W – 529.71' to a railroad spike in the asphalt;  
 THENCE; N 48°33'34" W – 49.99' to a railroad spike in the asphalt;  
 THENCE; S 84°47'31" W – 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;  
 THENCE; with the southerly margin of Bridge Street S 59°24'37" W – 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;  
 THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;  
 THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E – 99.17' to an iron rod;  
 THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W – 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;  
 THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E – 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;  
 THENCE; with the northerly margin of Main Street N 60°16'06" E – 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN  
 THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:  
 N 29°41'53" W – 90.64' to an iron rod;  
 N 60°10'34" E – 66.00' to an iron rod;  
 S 30°24'06" E – 15.31' to an iron rod;  
 N 57°58'10" E – 20.00' to a point;  
 S 30°25'15" E – 20.00' to an iron rod;  
 S 29°21'40" E – 56.24' to a point in the northerly margin of Main Street;  
 THENCE; N 60°16'06" E – 81.35' to the POINT OF BEGINNING.  
 Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services, J. R. Faulk TN RLS 2122, dated 7/31/13 and 2/27/15.

**SECTION II:** That the attached Location Map 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  
 Approved as to form by:

By: \_\_\_\_\_  
**Dr. Ken Moore**  
 Mayor

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED:

\_\_\_\_\_

PASSED FIRST READING:

\_\_\_\_\_

PUBLIC HEARING HELD:

\_\_\_\_\_

PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

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