

ORDINANCE 2016-007

**TO BE ENTITLED, “AN ORDINANCE TO REZONE 1.1 ACRES FROM
LIGHT INDUSTRIAL (LI) DISTRICT TO SPECIFIC DEVELOPMENT-
RESIDENTIAL (SD-R 3.64) DISTRICT FOR THE PROPERTY LOCATED
AT 405 EDDY LANE.”**

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

WHEREAS, the Specific Development-Residential 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 2016-19, approving a 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 classification of **LI** District to **SD-R(3.64)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
78-71.00	1.1
Total	1.1

Legal Description provided:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR’S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE. BOUNDED IN GENERAL BY EDDY LANE ON THE WEST; ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST; LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87’ FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57’36”E 217.96’ TO AN EXISTING CONCRETE MONUMENT, THE SOUTH WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.); THENCE LEAVING EDDY

LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW PLASTICS S80°14'02"E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17"W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51"W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23"W 22.01' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00"W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

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

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:

