

ORDINANCE 2016-22

**TO BE ENTITLED, “CONSIDERATION OF ORDINANCE TO REZONE
0.90 ACRES FROM OFFICE RESIDENTIAL – OR DISTRICT TO
SPECIFIC DEVELOPMENT – RESIDENTIAL SD-R (10.0) DISTRICT
FOR THE PROPERTY LOCATED AT 725 WEST 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-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 Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-32 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
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 Office Residential – OR District to Specific Development SD-R (10.0) District:

PREMISES CONSIDERED

Map-Parcel	Acres
078C J 022.00	0.90
Total	0.90

Commencing from a point of the north westerly most corner of the property conveyed to Crews West Main, L.L.C. Property is also recorded as Parcel 22, on Tax Map 78C, Group J with the Register's Office of Williamson County, Tennessee, and being more particularly described according to a survey by Wilson & Associates, P.C. dated 8-7-15 as follows: Thence N 55°00'00.00" E a distance of 93.03 feet to a point, thence S 35°14'23.23" E a distance of 459.44' E to a point, thence N 85°07'44.95" W a distance of 121.60' to a point, thence N 35°14'39.52" W a distance of 381.48' to the POINT OF BEGINNING, containing 39,108 square feet or 0.9 acres of land, more or less.

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:

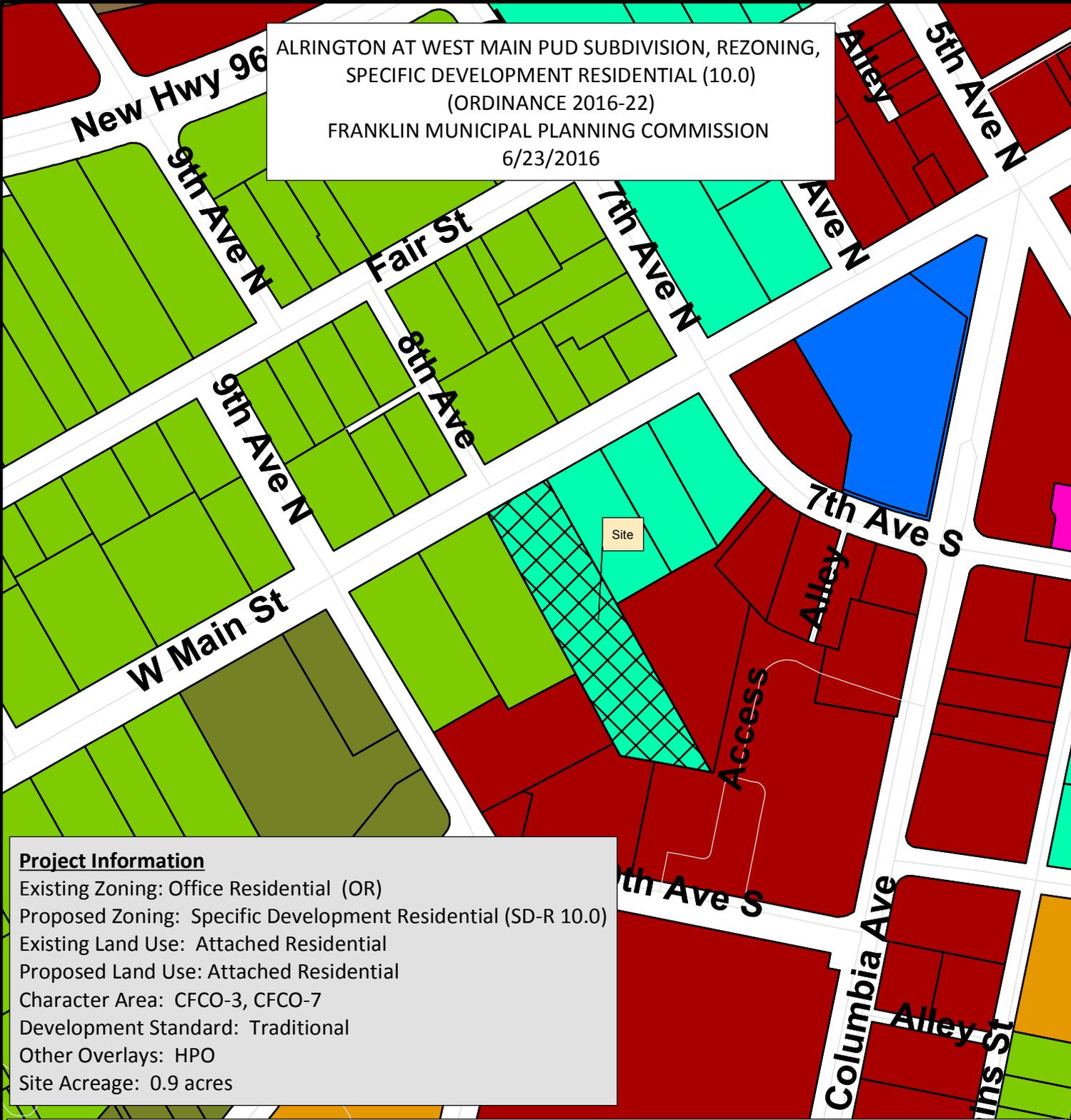
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

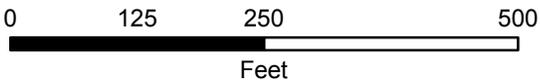
PASSED THIRD READING:

ALRINGTON AT WEST MAIN PUD SUBDIVISION, REZONING,
 SPECIFIC DEVELOPMENT RESIDENTIAL (10.0)
 (ORDINANCE 2016-22)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/23/2016



Project Information
 Existing Zoning: Office Residential (OR)
 Proposed Zoning: Specific Development Residential (SD-R 10.0)
 Existing Land Use: Attached Residential
 Proposed Land Use: Attached Residential
 Character Area: CFCO-3, CFCO-7
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 0.9 acres

Parcels selection	RM-10 Attached 10 Residential District	GC General Commercial District
PARCEL_TYP	RM-15 Attached 15 Residential District	LI Light Industrial District
⊠ Arlington at West Main	RM-20 Attached 20 Residential District	HI Heavy Industrial District
AG Agricultural District	SD-R Specific Development-Residential	CI Civic and Institutional District
ER Estate Residential	SD-X Specific Development-Variety	
R-1 Residential District	OR Office Residential District	
R-2 Residential District	GO General Office District	
R-3 Residential District	CC Central Commercial District	
R-6 Residential District	NC Neighborhood Commercial District	



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