

## ORDINANCE 2016-21

### **TO BE ENTITLED, “AN ORDINANCE TO REZONE 35.74 ACRES FROM AGRICULTURAL – AG DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL – SD-R (0.56) DISTRICT FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT.”**

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

**WHEREAS**, the Specific Development Residential – SR-R (0.57) 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 2016-30, approving a Revised 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 Agriculture – AG District to Specific Development Residential – SD-R (0.57) District:

#### **PREMISES CONSIDERED**

Map-Parcel	Acres
63 3.01	35.74
Total	35.74

The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point on a line.

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point on a line.

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.  
Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.  
Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.  
Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.  
Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning  
and containing 35.74 acres 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:

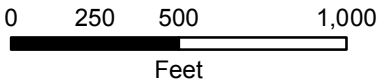
\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED:	_____
PASSED FIRST READING:	_____
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____

RIZER POINT PUD SUBDIVISION, REZONING,  
(ORDINANCE 2016-21)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
06/23/2016

<UND><BOL>Project Information</BOL></UND>  
Existing Zoning: Agricultural (AG)  
Proposed Zoning: SD-R 0.57  
Existing Land Use: Vacant  
Proposed Land Use: Detached Residential  
Character Area: WHCO 2 & 3  
Development Standard: Conventional  
Other Overlays: N/A  
Site Acreage: 35.14 acres

- |   |   |
|---|---|
|  Harpeth River (Polygon)                |  SD-R Specific Development-Residential |
|  Rizer Point PUD Subdivision            |  SD-X Specific Development-Variety     |
|  AG Agricultural District               |  OR Office Residential District        |
|  ER Estate Residential                  |  GO General Office District            |
|  R-1 Residential District               |  CC Central Commercial District        |
|  R-2 Residential District               |  NC Neighborhood Commercial District   |
|  R-3 Residential District               |  GC General Commercial District        |
|  R-6 Residential District               |  LI Light Industrial District          |
|  RM-10 Attached 10 Residential District |  HI Heavy Industrial District          |
|  RM-15 Attached 15 Residential District |  CI Civic and Institutional District   |
|  RM-20 Attached 20 Residential 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.  
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