

ORDINANCE 2017-24

TO BE ENTITLED, "AN ORDINANCE TO REZONE .43 ACRES FROM RESIDENTIAL-3 DISTRICT TO OFFICE RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF COLUMBIA AVE AND CAROLYN AVENUE, 1475 COLUMBIA AVENUE."

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

WHEREAS, the Office-Residential district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; 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 Residential -3 District to Office-Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
078N---00100	.43
Total	.43

Lot No. One:

Being Lot No. 3, Block A, of Highland Gardens Subdivision, a plat of which is of record in Plat Book 1, page 57, Register's Office, Williamson County, Tennessee, to which reference is made for dimension of the lot.

Lot No. Two:

Being the northern two-thirds of Lot No. 2, Block A, of Highland Gardens Subdivision, a plat of which is of record in Plat Book 1, page 57, Register's Office, Williamson County, Tennessee, said property fronts fifty feet on Columbia Pike and runs back between parallel lines one hundred fifty feet with a width at the rear of fifty feet.

Beginning at an iron pin found at the southwest corner of Lot No. Two, said point being 125.0', along bearing of **South 2° 45' 00" West**, from the intersection of rights of way of the southerly right of way line of Carolyn Street (40' wide right of way) and the easterly right of way line of Columbia Highway (Avenue), thence **South 87° 30' 00" East** along the southerly line of Lot No. Two, 150.0 feet to a point, thence **North 2° 45' 00" East** along the easterly lines of Lot No. One and Lot No. Two, 125.0 feet to a point at the southerly right of way line of Carolyn Street, thence **North 87° 30' 00" West** along the northerly line of Lot No. One, 150.0 feet to a point at the intersection of rights of way with Carolyn Street and Columbia Highway (Avenue), thence **South 2° 45' 00" West**, 125.0 feet to an iron pin found and the point of beginning and containing approximately 18,750 square feet of land, more or less.

Being the same property conveyed to Michael C. Gentry and wife, Anita G. Gentry, by deed from Thomas Morgan Hood and wife, Deborah J. Hood, by deed of record in Book 279, page 452, Register's Office, Williamson County, Tennessee, and previously by deed of property conveyed to Thomas Morgan Hood and wife, Deborah J. Hood, by deed from Vesta Early & Erskine H. Early of record in Book 186, page 455, Register's Office, Williamson County, Tennessee. Subject to all easements of record.

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:
