

ORDINANCE 2017-51

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.42 ACRES FROM CIVIC-INSTITUTIONAL (CI) DISTRICT TO R-3 DISTRICT FOR THE PROPERTY LOCATED EAST OF CANNON STREET AND SOUTH OF FAIRGROUND STREET, 221 FAIRGROUND STREET."

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

WHEREAS, the R-3 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 **CI** District to **R-3** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078O-A00100	0.42
Total	0.42

Beginning at an iron pin (new) in the southerly right-of-way line of Fairground Street (right-of-way 33 feet) at the northwest corner of Murray Johnson and wife, Thelma B. Johnson, of record in deed book 126, page 125, same being the northeast corner of the herein described; thence with the west line of Johnson, South 06 degrees 36 minutes 36 seconds West 198.72 feet to an iron pin (new); thence with a new line across said Franklin Special School District Board of Education property, North 80 degrees 36 minutes 06 seconds West 94.79 feet to an iron pin (new) at the southeast corner of Ruthie Mae Taylor, of record in deed book 1203, page 928; thence with the east line of Taylor, North 08 degrees 39 minutes 22 seconds East 198.50 feet to an iron pin (new) in the south right-of-way line of said Fairground Street, South 80 degrees 36 minutes 06 seconds East 87.69 feet to the point of beginning, containing 18,109 square feet, or 0.42 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:

FRANKLIN SPECIAL SCHOOL REZONING,
221 FAIRGROUND ST
(ORDINANCE 2017-51)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/26/2017





















Cannon St

Fairground St

Site

Project Information

Existing Zoning: Civic-Institutional (CI)
Proposed Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.42 acres

- | | |
|---|---|
|  FSSD-221 Fairground |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 75 150 300
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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