

**ORDINANCE 2018-01**

**TO BE ENTITLED: "AN ORDINANCE TO REZONE 1.11 ACRES FROM NEIGHBORHOOD COMMERCIAL (NC) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTIES LOCATED SOUTH OF WEST MAIN STREET AND WEST OF 11<sup>TH</sup> AVENUE SOUTH, 1101 & 1107 WEST MAIN STREET."**

**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 Neighborhood Commercial District to Office Residential District:

**PREMISES CONSIDERED**

Map-Parcel	Acres
078G-007.00	0.43
078G-006.00	0.68
Total	1.11

078G-007.00: Beginning at an iron rod set at the intersection of the southerly right-of-way line of West Main Street, 60 feet in width, and the westerly right-of-way line of Eleventh Avenue South, 50 feet in width; Thence with the westerly right-of-way line of Eleventh Avenue South, South 29 deg 20 min 45 sec East, 181.69 feet to an iron rod set at a corner common with the property conveyed to Jose Mata and Janette Judith Solorzano of record in Book 6338, Page 962 in the Register's Office for Williamson County, Tennessee; Thence leaving the westerly right-of-way line of Eleventh Avenue South with the northerly line of said Mata and Solorzano, South 59 deg 49 min 05 sec West, 104.01 feet to a point on the easterly line of the property conveyed to Thomas E. Fox and wife, Janice A. Fox of record in Book 6308, page 633 in the Register's Office for Williamson County, Tennessee; Thence with the easterly line of said Fox, North 29 deg 20 min 45 sec West, 182.50 feet to an existing iron rod on the southerly right-of-way line of said West Main Street; Thence with the southerly right-of-way line of said West Main Street, North 60 deg 15 min 40 sec East, 104.00 feet to the point of beginning, containing 18,938 square feet or 0.435 acres more or less.

078G-006.00: Beginning in the margin of Main Street, 28 feet from the middle thereof, at a point even with the dividing line fence between this property and the property of the heirs of A.C. Vaughan; thence with the center of the fence South 34 feet East 283.5 feet to the center of the cross fence; thence with the center of same West 105 feet; thence in a straight line parallel with the first line above

given to a point in the margin of Main Street; thence east 105 feet with the margin of said Street to beginning.

**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 S. 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:

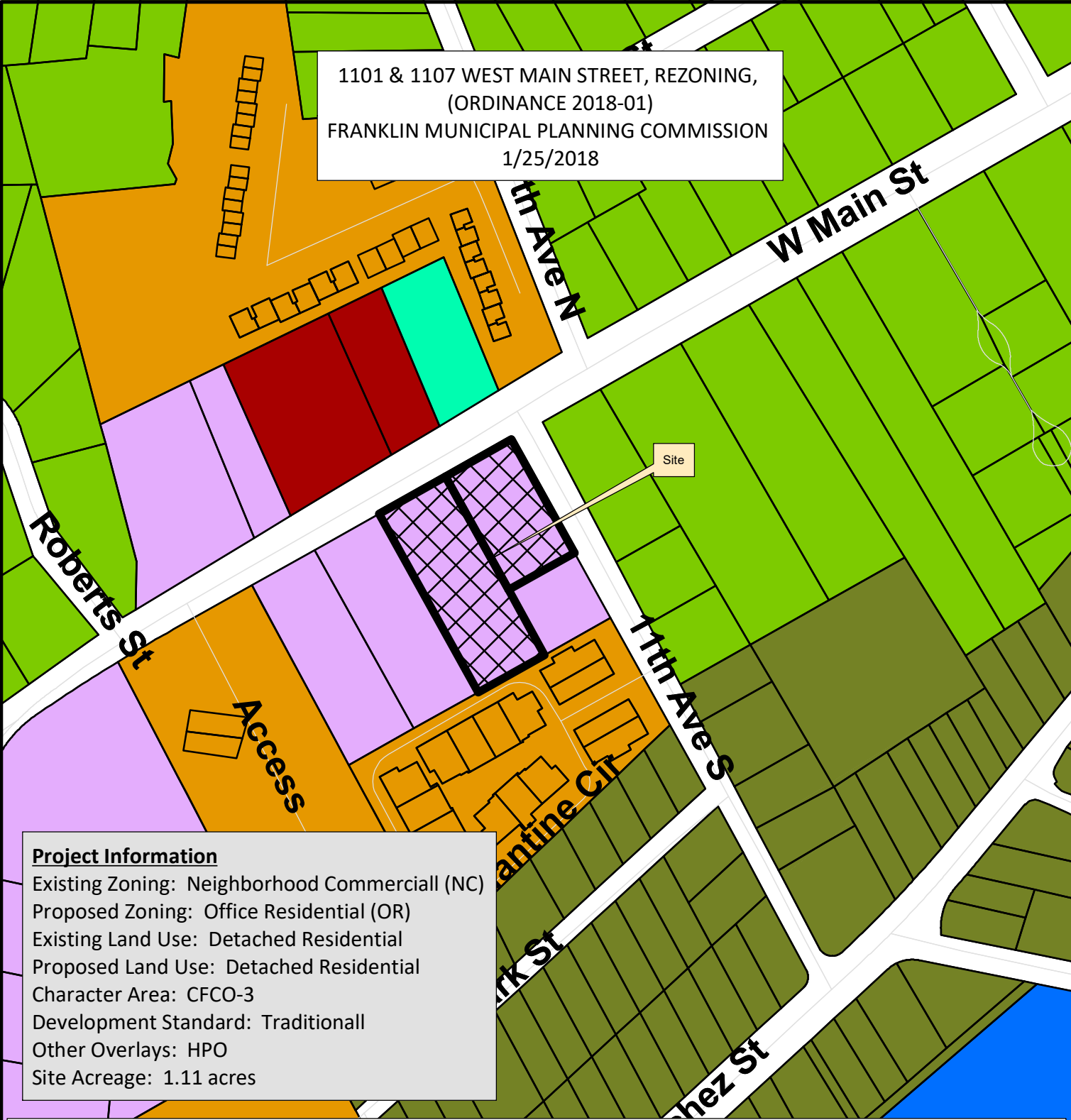
PUBLIC HEARING HELD:

PASSED SECOND READING:

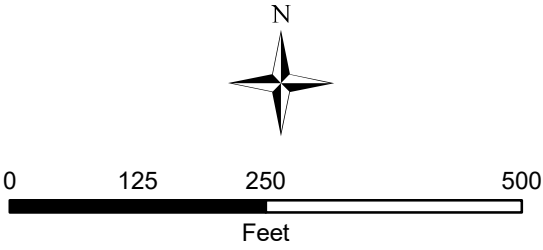
PASSED THIRD READING:

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1101 & 1107 WEST MAIN STREET, REZONING,  
(ORDINANCE 2018-01)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
1/25/2018



- |  |                                       |
|--|---------------------------------------|
| 1101 & 1107 W. Main St.                | 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   |



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