

ORDINANCE 2018-04

TO BE ENTITLED: "AN ORDINANCE TO REZONE 3.95 ACRES FROM LIGHT INDUSTRIAL DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED WEST OF COLUMBIA AVENUE AND SOUTH OF FAIRGROUNDS STREET (NEAR 200 AND 300 DOWNS BOULEVARD)."

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

WHEREAS, the Neighborhood Commercial district provides zoning for land uses compatible with both the Envision 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 Light Industrial District to Neighborhood Commercial District.

SECTION II. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
078---03500	1.48
078---03501	2.46
078---01200B	
Total	3.94

Legal Description

Property Description Lot 22

Land in Williamson County, Tennessee described as follows:

Being Lot 22 of Final Plat Resub. Lot 2, Revision 9, (Resub. of Lots 1 & 2 Downs Blvd. Properties and Resub. Lot 22, Revision 4, Resub. Lots 3-4 & 13-22, which plat is of record in Plat Book P65, Page 65 Register's Office for Williamson County, Tennessee, property of Drew J. Luna and Jay H. Luna of record in Book 3618, page 935 and being more particularly described as follows:

Beginning in the north right-of-way of Downs Blvd. and at the common corner of said Lot 22 and Lot 21, of Plat Book P42, page. 44, property of Coleman of record in Book 5752, page 709;

Thence N 07 deg. 04' 22" E, 228.16' to an iron pin old in the south line of Map 780, Group A, Parcel 1.00 property of the Franklin Special School District, no deed reference found;

Thence S 82 deg. 54' 06" E, 395.87' to an iron pin new and common corner with Lots 22 and 2 said Plat Book P65, page 65;

Thence S 07 deg. 05' 54" W, 120.73' to an iron pin new and in the north right-of-way of Downs Blvd;

Thence with Downs Blvd. for the following 4 calls:

Along a curve to the left, having a central angle of 15 deg. 19' 04", radius of 864.44', an arc length of 231.10' and a chord bearing and distance of S86 deg. 00' 06" W, 230.42' to an iron pin old;
Along a curve to the left, having a central angle of 02 deg. 58' 49", radius of 864.44', an arc length of 44.96' and a chord bearing and distance of S76 deg. 51' 02" W, 44.96' to an iron pin old;
Thence, S 75 deg. 21' 38" W, 77.71' to an iron pin new;
Along a curve to the right, having a central angle of 06 deg. 02' 08", radius of 554.50', an arc length of 58.41' and a chord bearing and distance of S78 deg. 22' 42" W, 58.38' to the Point of Beginning and containing 64,627.20 square feet, or 1.48 acres, more or less.

Property Description Lot 2

Land in Williamson County, Tennessee described as follows:

Being Lot 2 of Final Plat Resub. Lot 2, Revision 9, (Resub. of Lots 1 & 2 Downs Blvd. Properties and Resub. Lot 22, Revision 4, Resub. Lots 3-4 & 13-22, which plat is of record in Plat Book P65, Page 65 Register's Office for Williamson County, Tennessee, property of Drew J. Luna of record in Book 6662, page 29 and being more particularly described as follows:

Beginning in the north right-of-way of Downs Blvd. and at the common corner of said Lot 2 and Lot 221, of Plat Book P65, page. 65, property of Drew and Jay Luna of record in Book 3618, page 935;

Thence N 07 deg. 05' 54" E, 120.73' to an iron pin new in old in the south line of Map 780, Group A, Parcel 1.00 property of the Franklin Special School District, no deed reference found;

Thence with Map 780, Group A, Parcels 6,7,10.01,11, 13, 14 & 15, S 82 deg. 54' 06" E, 940.85' to an iron pin new and common corner of Lot 23, Plat Book P65, page 65;

Thence with Lot 23, S 10 deg. 06' 36" W, 122.21' to an iron pin new and in the north right-of-way of Downs Blvd;

Thence with Downs Blvd. for the following 4 calls:

Thence, N 80 deg. 03' 06" W, 167.96' to an iron pin new;

Along a curve to the left, having a central angle of 04 deg. 01' 35", radius of 3,792.58', an arc length of 266.53' and a chord bearing and distance of N82 deg. 03' 51" W, 266.47' to an iron pin old;

Thence, N 84 deg. 04' 37" W, 466.20' to an iron pin old;

Along a curve to the left, having a central angle of 02 deg. 15' 51", radius of 864.44', an arc length of 34.16' and a chord bearing and distance of N85 deg. 12' 27" W, 34.16' to the Point of Beginning and containing 107,019.05 square feet, or 2.46 acres, more or less.

SECTION III. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION IV. 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:

By: _____

Eric Stuckey

City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

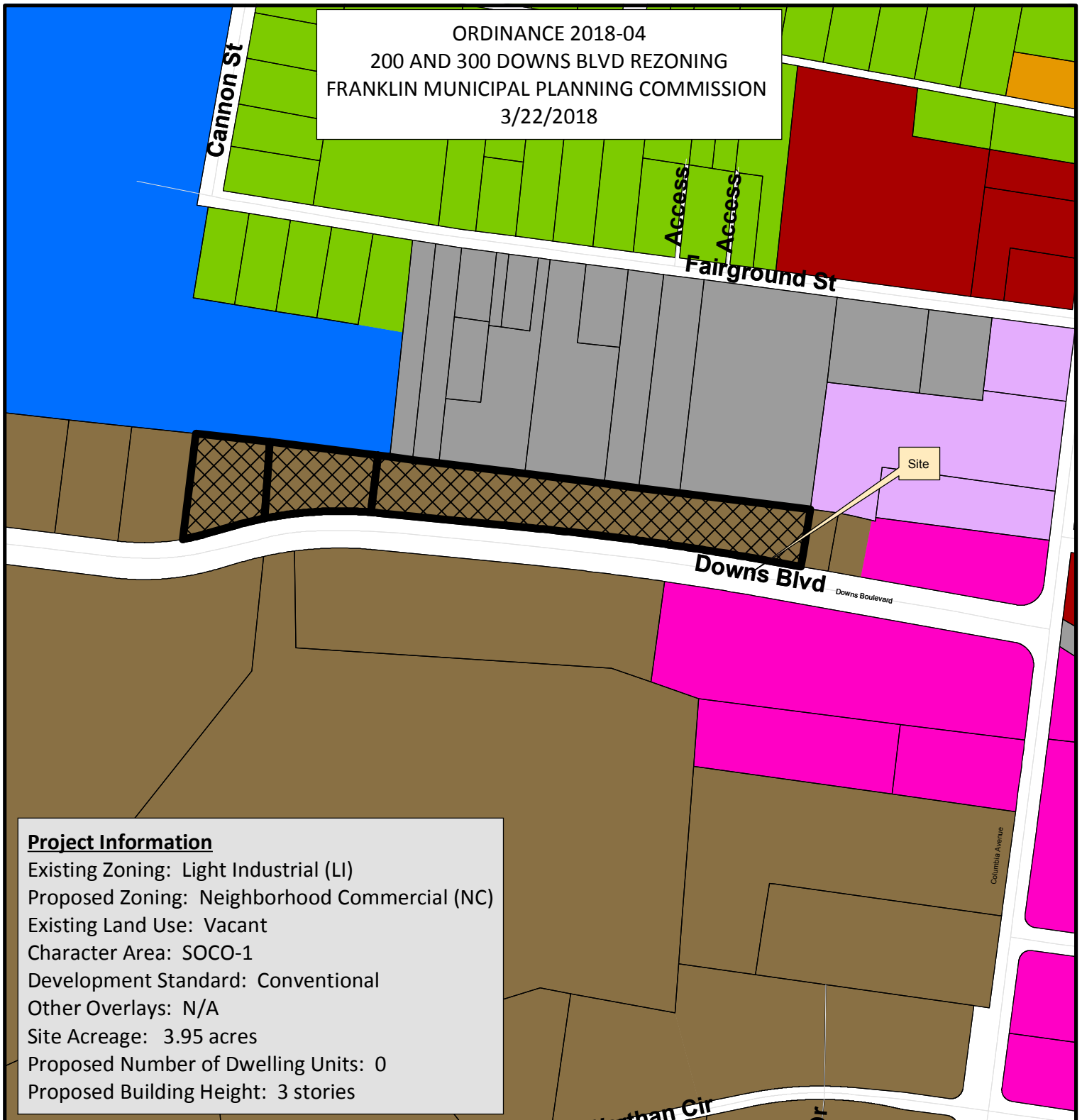
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2018-04
200 AND 300 DOWNS BLVD REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/22/2018



Project Information

Existing Zoning: Light Industrial (LI)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.95 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories

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|--|---------------------------------------|
| 200 + 300 Downs Blvd | 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 |



0 175 350 700
Feet

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