

ORDINANCE 2018-45

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.22 ACRES FROM R-6 DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED NORTH OF E. FOWLKES ST. AND EAST OF CUMMINS ST. AT 517 CUMMINS ST."

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

WHEREAS, the Office Residential (OR) 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 **R-6** District to **Office Residential (OR)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078F- 036.00	0.22
Total	0.22

SECTION II. That the attached Location Map and Survey 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:

517 CUMMINS STREET, REZONING,
(ORDINANCE 2018-45)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/25/2018

Columbia Ave

Buford St

Cummins St

Evans St

E Fowlkes St

Site

Project Information

Existing Zoning: R-6

Proposed Zoning: Office Residential (OR)

Existing Land Use: Detached Residential Residential





















Proposed Land Use: Office

Character Area: CFCO-7

Development Standard: Traditional

Other Overlays: N/A

Site Acreage: 0.22 acres

- | | |
|---|---|
|  517 Cummins 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 |



0 50 100 200
Feet

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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SURVEY NOTES

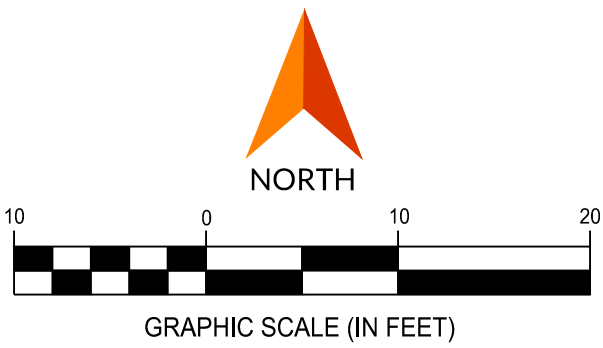
1. NORTH AND BEARING SYSTEM BASED UPON OPUS SOLUTION OP1532001302133 & OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
2. VERTICAL DATUM IS BASED UPON OPUS SOLUTION OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH STANDARD RESEARCH.
4. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY . NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
5. UTILITIES IN THE FORM OF STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS, AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
6. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
7. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WILLIAMSON COUNTY RECORDER'S OFFICE LOCATED IN FRANKLIN, TN
8. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA CUMMINS STREET AND EAST FOWLKES STREET, BOTH PUBLIC RIGHTS-OF-WAY.
9. SETBACKS SHOWN ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE (DATED MARCH 1, 2018).
10. PER CITY OF FRANKLIN ZONING, FRONT SETBACKS ON CORNER LOT ARE BOTH 25' AND SIDES ARE 8'.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. CURRENT ZONING IS "R6" - RESIDENTIAL, PER THE OFFICIAL ZONING MAP OF THE CITY OF FRANKLIN . ~CENTRAL FRANKLIN CHARACTER OVERLAY SPECIAL DISTRICT 7-CFCO-7
10-30' STREET SETBACKS AND 5' REAR SETBACK, PER TABLE 3-8 IN THE ZONING ORDINANCE
13. FRANKLIN CITY PROJECT # 6798

LEGEND

	SET CROSS NOTCH		BOUNDARY LINE
	BENCHMARK		ADJOINER LINE
	FOUND IRON PIN		EASEMENT LINE
	SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"		SETBACK LINE
	ANCHOR POLE		RIGHT-OF-WAY LINE
	POWER / TELEPHONE POLE		BUILDING LINE
	GAS VALVE		OVERHEAD LINE
	MAIL BOX		FENCE LINE
	SIGN		TREE LINE
	CLEAN OUT		OVERHEAD UTILITY LINE
	SANITARY SEWER		SANITARY LINE
	BUSH		WATER LINE
	DECIDUOUS TREE		MAJOR CONTOUR LINE
	WATER VALVE		MINOR CONTOUR LINE
	COMMUNICATION MANHOLE		

SIGNED
DONOVAN BENSON
TN RLS #3046
BENSON@BALANDPROFESSIONALS.COM
937.286.5043

REGISTERED LAND SURVEYOR
COMMERCIAL
TENNESSEE NO 3046
DATE 10/09/2018



EXISTING CONDITIONS SURVEY		
517 CUMMINS STREET		
517 CUMMINS ST FRANKLIN		WILLIAMSON COUNTY, TN
SCALE: 1"=10'		DATE: 07/24/2018 REV 10/09/2018
DESIGN: N/A		JOB NO.: 18-0202
DRAWN: DPB		SHEET NO.:
CHECKED: JBA		1 OF 1