

ORDINANCE 2007-18
 ZONE 60.97 ACRES MR
 FMPC 5/24/07



Zoning Reference Number 07-09

Zoning

ER-Estate Residential	NC-Neighborhood Commercial
LR-Low Residential	CC-Central Commercial
MR-Medium Residential	GC-General Commercial
HR-High Residential	IC-Interstate Commercial
GR-General Residential	PC-Planned Commercial
PR-Planned Residential	LI-Light Industrial
AG - Agricultural	HI-Heavy Industrial
OR-Office Residential	HO-Height Overlay
GO-General Office	HP-Historic Preservation
PO-Planned Office	Population Density



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6

**ORDINANCE 2007-18
(AS AMENDED)**

TO BE ENTITLED, “AN ORDINANCE TO ZONE THE MONTICELLO SUBDIVISION WEST AREA TO MR, MEDIUM RESIDENTIAL, CONSISTING OF 60.97 ACRES, LOCATED WEST OF SPENCER CREEK ROAD AND EAST OF HILLSBORO ROAD, 2,580 FEET WEST OF DEERFIELD LANE.”

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, zoned MR:

Commencing at the south right-of-way line of Spencer Creek Road and the west right-of-way line of Deerfield Lane, if extended, thence west 2,580 feet along the south right-of-way line of Spencer Creek Road to the northeast corner of Parcel 16.00,”C”, Map 052O, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also the point of beginning.

Zoning Reference Number: 07-09:

Map-Parcel	Acres
052O-B01000	0.49
052O-B01100	0.49
052O-B01200	0.51
052O-B01300	0.66
052O-B01400	0.53
052O-B01500	0.53
052O-B01600	0.60
052O-B01700	0.51
052O-B01800	0.52
052O-B01900	0.53
052O-B02000	0.53
052O-B02100	0.53
052O-B02200	0.53
052O-B02300	0.53
052O-B02400	0.54
052O-B02500	0.51
052O-B02600	0.56
052O-C00100	0.52
052O-C00200	0.50
052O-C00300	0.49
052O-C00400	0.50
052O-C00500	0.49
052O-C00600	0.50
052O-C00700	0.50
052O-C00800	0.49

052O-C00900	0.50
052O-C01000	0.53
052O-C01100	0.63
052O-C01200	0.52
052O-C01300	0.52
052O-C01400	0.56
052O-C01500	0.66
052O-C01600	0.60
052O-C01700	0.59
052J-A00100	0.55
052J-A00200	0.61
052J-A00300	1.05
052J-A00400	0.52
052J-A00500	0.50
052J-A00600	0.82
052J-A00700	0.57
052J-A00800	0.50
052J-A00900	0.53
052J-A01000	0.51
052J-A01100	0.51
052J-A01200	0.50
052J-A01300	0.51
052J-A01400	0.49
052J-A01500	0.50
052J-A01600	0.54
052J-A01700	0.64

052J-B00100	0.61
052J-B00200	0.62
052J-B00300	0.55
052J-B00400	0.54
052J-B00500	0.55
052J-B00600	0.53
052J-B00700	0.47
052J-B00800	0.53
052J-B00900	0.62
052J-B01000	0.52
052J-B01100	0.53
052J-B01200	0.61
052J-B01300	0.63
052J-B01400	0.88
052J-B01500	1.09
052J-B01600	0.57
052J-B01700	0.62
052O-A00100	0.53
052O-A00200	0.48
052O-A00300	0.51
052O-A00400	0.68
052O-A00500	0.60
052O-A00600	0.57
052O-A00700	0.51
052O-A00800	0.50
052O-A00900	0.50
052O-A01000	0.49
052O-A01100	0.49
052O-A01200	0.49
052O-A01300	0.51

052O-A01400	0.49
052O-A01500	0.86
052O-A01600	0.76
052O-A01700	0.51
052O-A01800	0.49
052O-A01900	0.50
052O-A02000	0.50
052O-A02100	0.50
052O-A02200	0.50
052O-A02300	0.50
052O-A02400	0.52
052O-A02500	0.51
052O-A02600	0.51
052O-A02900	0.61
052O-A03000	0.55
052O-A03100	0.53
052O-A03200	0.54
052O-A03300	0.54
052O-A03400	0.54
052O-A03500	0.53
052O-B00100	1.62
052O-B00400	0.52
052O-B00500	0.48
052O-B00600	0.52
052O-B00700	0.48
052O-B00800	0.49
052O-B00900	0.49
Total	60.97

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached Location Map shall serve the purpose of delimiting the geographical boundaries as described by this Ordinance.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the recorded final plats and homeowners association documents for Monticello Subdivision shall serve as the regulating documents.

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 immediately upon passage.

ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: _____
JAMES R. JOHNSON
CITY ADMINISTRATOR

BY: _____
THOMAS R. MILLER
MAYOR

PLANNING COMMISSION RECOMMENDED DEFERRAL FOR 90 DAYS:	2/22/07
PLANNING COMMISSION RECOMMENDED APPROVAL:	5/24/07
PASSED FIRST READING	7/10/07
PUBLIC HEARING HELD:	8/14/07
PASSED SECOND READING:	8/14/07
PASSED THIRD AND FINAL READING (AS AMENDED):	9/11/07

ORDINANCE 2007-18, TO BE ENTITLED, "AN ORDINANCE TO ZONE THE MONTICELLO SUBDIVISION WEST AREA TO MR, MEDIUM RESIDENTIAL, CONSISTING OF 60.97 ACRES, LOCATED WEST OF SPENCER CREEK ROAD AND EAST OF HILLSBORO ROAD, 2,580 FEET WEST OF DEERFIELD LANE."

RECOMMENDATION

At its May 24, 2007, meeting, the Franklin Municipal Planning Commission recommended approval of Ordinance 2007-18. The staff recommends that the effective date of the ordinance needs to be revised from September 1, 2007, to October 1, 2007.

**STAFF REPORT
SEPTEMBER 11, 2007**

PLANNING DEPARTMENT COMMENTS

Overview

This item was deferred from the February FMPC to the May meeting. The Monticello Subdivision west area is the western side of the developed subdivision. It contains 108 single-family homes serviced by individual septic systems. The MR zoning district (two dwellings per acre) most closely resembles the lot sizes and is the recommended district.

FMPC MINUTES FROM FEBRUARY 22, 2007, ITEM 30

Mr. Jay Johnson, City Administrator, asked that items 25 through 30 be deferred for 90 days. Tuesday, February 20, 2007, the Public Enterprise Advisory Committee, which was over water and waste water, received a report regarding the sewer service to this area. That report had been shared with the neighborhood association president. It was taken under advisement by the committee. Pending their review and recommendations, he requested deferral.

Mr. Harrison moved to defer items 25 through 30 for 90 days, the motion was seconded, and it passed unanimously.

FMPC MINUTES FROM MAY 24, 2007, ITEM 31

City Administrator Johnson stated that this proposed zoning was recommended by the Planning Department as it was consistent with the Land Use Plan and the current development of the area. He asked for approval.

Chairman Hathaway asked for citizen comments. There were none.

Mr. Lindsey moved to recommend approval of Ordinance 2007-18 to the Board of Mayor and Aldermen, Mr. Barnhill seconded the motion, and it passed unanimously.

DRAFT BOMA MINUTES FROM JULY 10, 2007

Alderman Lewis moved for approval. Seconded by Alderman McLendon. Motion carried unanimously.

DRAFT BOMA MINUTES, AUGUST 14, 2007, ITEM 12 (2ND READING, PUBLIC HEARING)

With no comments forthcoming, the Mayor declared the Public Hearing closed

Alderman Lewis moved for approval. Seconded by Alderman McLendon. Motion carried unanimously.

Existing Land Uses and Zoning

Single-family; Williamson County zoning.

Surrounding Land Uses and Zoning

North: Single-family; PR 2.90 (Fieldstone Farms Subdivision).
South: Open space; PR 0.4 (Cheekwood Subdivision).
East: Single-family; Williamson County zoning (Monticello Subdivision).
West: Single-family; Williamson County zoning (Monticello Subdivision).

Character Areas and Special Area

Berrys Chapel, Special Area 5

Franklin Land Use Plan Recommendations

The vision of Berrys Chapel is that the area between Franklin and Hillsboro Roads will be maintained with a semi-rural character. This will be an area where preservation and protection of the natural scenic beauty created by hillsides, hilltops, viewsheds and watersheds is integrated with high-quality land planning and architectural design to retain and enhance the community character [p. 55].

Special Area 5 recommendations are as follows:

- 1. The character of this area is largely developed.
- 2. New development shall reflect the existing character.

CONTACTS

	Applicant	Planning Department Contact
Contact:	Jay Johnson	Kelly Dannenfelser
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