



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #10  
WRKS 05/11/2010

## MEMORANDUM

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May 3, 2010

**TO:** Board of Mayor and Aldermen

**FROM:** Eric Stuckey, City Administrator  
Vernon Gerth, Assistant City Administrator for Community and Economic Development  
Catherine Powers, Planning and Sustainability Director

**SUBJECT:** Ordinance 2010-33, Rezoning request for property located at 1439 Columbia Avenue, for land to be added to the General's Retreat PUD, from High Residential (R-3) to Residential Variety (RX)

### **Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a request for a rezoning of 0.46 acres, located at 1439 Columbia Avenue, from High Residential (R-3) to Residential Variety (RX). (Ordinance 2010-33)

### **Background**

The applicant requests to rezone this property from High Residential (R-3) to Residential Variety (RX) in order to construct attached dwelling units on this site. This property is proposed for addition to the General's Retreat PUD that was approved by the BOMA at Third Reading on December 13, 2005. At current, 27 units from the previously approved site plan are constructed on the site.

This rezoning request was unanimously unfavorably recommended onto the Board of Mayor and Alderman by a vote of 6 to 0 at the April 22, 2010, of the Franklin Municipal Planning Commission meeting.

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the rezoning is recommended.

**ORDINANCE 2010-33**

**ORDINANCE 2010-33, TO BE ENTITLED “AN ORDINANCE TO REZONE .46 ACRES FROM HIGH RESIDENTIAL (R-3) TO RESIDENTIAL VARIETY (RX) FOR PROPERTY LOCATED AT 1439 COLUMBIA AVENUE.”**

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, rezoned from its present zoning classification of High Residential (R-3) to Residential Variety (RX):

Zoning Reference Number: 10-02:

Map--Parcel--Group	Acres
78k--23.00--C	.46
TOTAL	.46

BEGINNING at an existing iron pin in the eastern right-of-way of Columbia Avenue, having a variable right-of-way width;

THENCE along the eastern right-of-way of Columbia Avenue N 06°58'46" E for a distance of 80.41' to an existing iron pin at the southwest corner of General's Retreat Dev. property;

THENCE along the southern property line of said General's Retreat Dev. S 83°23'28" E for a distance of 253.63' to an existing iron pin;

THENCE continuing along the south western line of said General's Retreat Dev. S 07°33'24" W for a distance of 80.42' to an existing iron pin at the northern property line of Laura K. Keeter;

THENCE along the northern line of Keeter and along the northern property lines of David H. Davis and Patricia A. Reynolds N 83°23'28" W for a distance of 252.30' to the point of beginning, having an area of 20340 square feet, 0.46 acres more or less.

SECTION II: 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: \_\_\_\_\_  
JOHN SCHROER  
MAYOR

PLANNING COMMISSION UNFAVORABLY RECOMMENDED: 4-22-10

PASSED FIRST READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_