

ORDINANCE 2024-15

AN ORDINANCE TO REMOVE 0.18 ACRES OUT OF THE CENTRAL FRANKLIN OVERLAY DISTRICT (CFO) AND ZONE INTO THE COLUMBIA AVENUE OVERLAY DISTRICT 1 (CAO1-URBAN COMMERCIAL DEVELOPMENT SUB-DISTRICT) FOR THE PROPERTY LOCATED SOUTH OF SOUTH MARGIN STREET AND WEST OF CUMMINS STREET, LOCATED AT 314 CUMMINS STREET

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

WHEREAS, the Columbia Avenue Overlay District 1 (CAO1-Urban Commercial Development Sub-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, zoned out of the Central Franklin Overlay District (CFO) and zoned into the Columbia Avenue Overlay District 1 (CAO1-Urban Commercial Development Sub-District):

PREMISES CONSIDERED

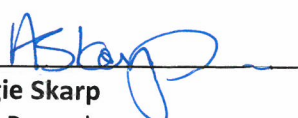
Map-Parcel	Acres
078F C – 16.00	0.18
Total	0.18

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

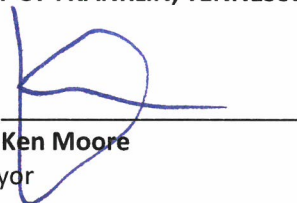
SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this 25th day of June, 2024.

ATTEST:

By: 
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: 
Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

4/25/24, 8-0

PASSED FIRST READING:

5/14/24, 7-0

PUBLIC HEARING HELD:

6/11/24

PASSED SECOND READING:

6/11/24, 8-0

PASSED THIRD READING:





























6/25/24, 8-0

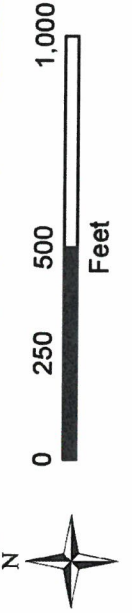
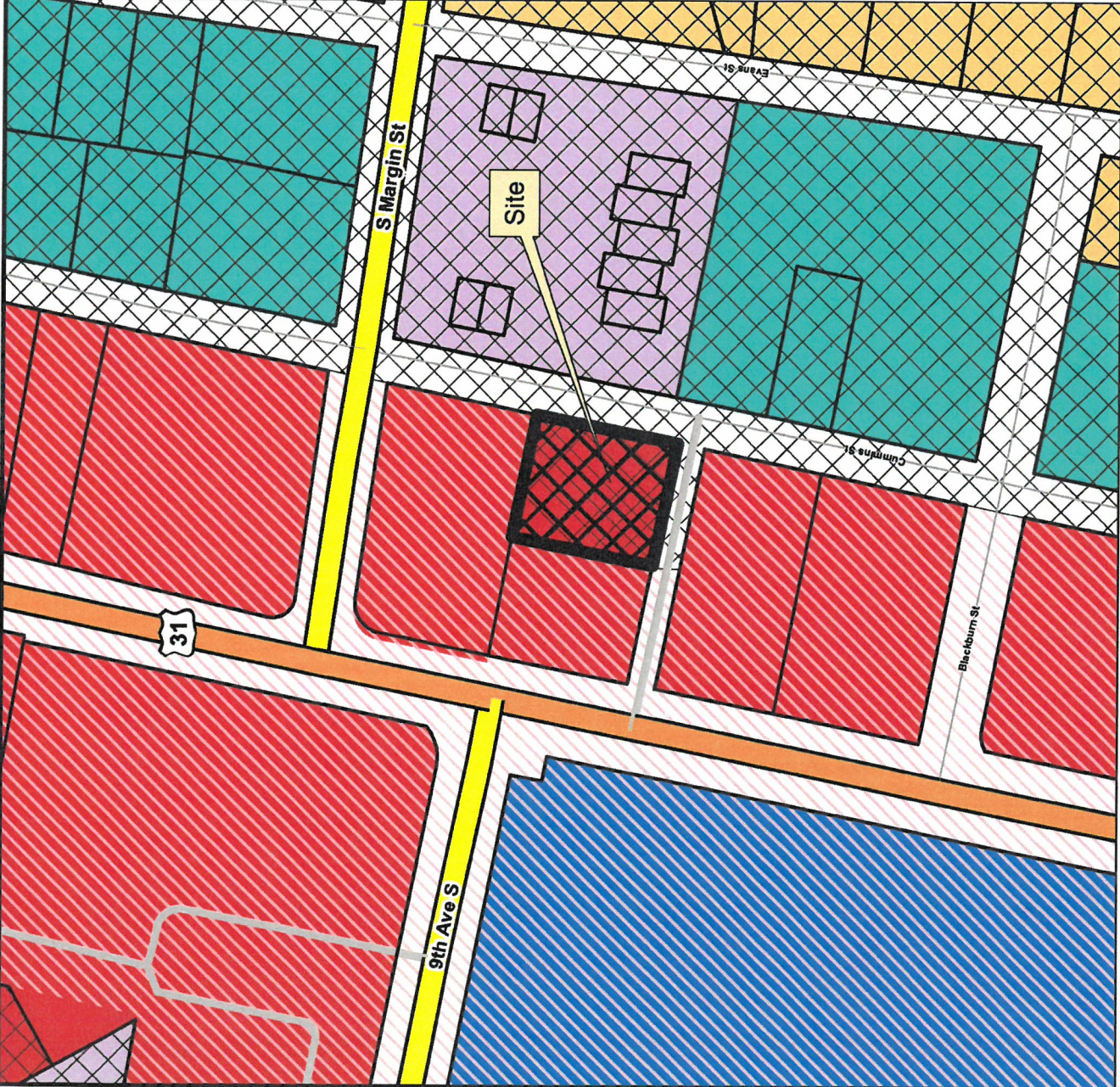
**314 CUMMINS STREET
ORDINANCE 2024-15**

Project Information

Existing Zoning: CC (CFO District)
Proposed Zoning: CC (CAO-1 District)
Overlay Districts: CFO
Site Acreage: 0.18 acres

Legend

-  314 Cummins Street
-  Central Franklin Overlay
- Zoning Overlay Districts**
-  Columbia Avenue Sub-District 1
-  Columbia Avenue Sub-District 2
-  Columbia Avenue Sub-District 3
-  Columbia Avenue Sub-District 4
-  Columbia Avenue Sub-District 5
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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. All data and materials (c) copyright 2024. All rights reserved.

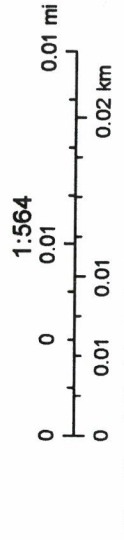
ArcGIS Web AppBuilder



3/15/2024, 1:24:20 PM

Parcels

County Tax Grid



Maxar, Microsoft, City of Franklin GIS Dept.

