

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Ordinance 2012-17, 3150 Boyd Mill Avenue Rezoning

**LOCATION:** 3150 Boyd Mill Avenue

**PROJECT DESCRIPTION:** Proposed Rezoning from Low Residential District (R-1) to High Residential District (R-3)

**APPLICANT:** Wayne Spencer

**OWNER:** Jhan Spencer, Mason Gentry, Jimmy Spencer, Wayne Spencer, Andrea Keasler

**PROJECT STAFF:** Jonathan Langley

**TYPE OF REVIEW:** Rezoning Request

**RECOMMENDATION:** Favorable recommendation to the BOMA

PROJECT INFORMATION	
<b>Existing Land Use</b>	Detached Residential
<b>Proposed Land Use</b>	Detached Residential
<b>Existing Zoning</b>	R-1
<b>Proposed Zoning</b>	R-3
<b>Acreage</b>	2.85 acres
<b>Proposed Number of Lots</b>	N/A
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
<b>Physical Characteristics</b>	Fairly level site
<b>Character Area Overlay/ Development Standard</b>	WHCO-2
<b>Other Applicable Overlays</b>	N/A
<b>Proposed Building Height</b>	N/A
<b>Minimum Landscape Surface Ratio</b>	.40 in R-3

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning

<i>North</i>	Detached Residential	R-3
<i>South</i>	Civic	CI
<i>East</i>	Detached Residential	R-3
<i>West</i>	Detached Residential	R-3

<b>INFRASTRUCTURE AVAILABILITY</b>	
<b>Water</b>	Available;
<b>Sewer</b>	Available;
<b>Reclaimed Water</b>	Reclaimed line available nearby;

**LAND USE PLAN RECOMMENDATIONS**

The West Harpeth Character Area contains 6,120 acres located on the northwestern edge of the UGB. New Highway 96 West transverses the area, and Hillsboro Road is near the eastern boundary. The area is bound to the northeast by the Harpeth River and to the west and northwest by the West Harpeth River. The Central Franklin Character Area is to the east, and the Southall Character Area bounds the area to the south.

The West Harpeth area will be an exemplary model for the way in which new development can be accommodated while preserving open space, sensitive environmental features and historic farmsteads. It will be an area of high quality guided by design standards and mixed-use developments.

Special Area 2 of the West Harpeth Character Area, which is specific to this parcel, notes that smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided. All other policy directives in Special Area 2 relate to nonresidential development, which is not permitted in the base zoning district proposed with this request.

<b>PROJECT MEETS FRANKLIN'S</b>	<b>LAND USE PLAN:</b>	<b>Yes</b>
	<b>GREENWAY/OPEN SPACE PLAN:</b>	<b>N/A</b>
	<b>HISTORIC DISTRICT GUIDELINES:</b>	<b>N/A</b>

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Favorable recommendation to the BOMA.

**COMMENTS:** This request is to rezone the property at 3150 Boyd Mill Avenue from R-1 to R-3. This property is a remainder tract that resulted from subdivision of the Spencer Hall Subdivision. The Land Use Plan supports this request.

Therefore, staff recommends that the FMPC favorably recommend the rezoning request on to the BOMA.

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. None;

**PLANNING (LANDSCAPE):**

2. None;

**ENGINEERING:**

3. Add a description of access impact on Boyd Mill Avenue as a Major Collector Street on the Major Thoroughfare Plan.

**BUILDING AND NEIGHBORHOOD SERVICES:**

4. None;

**FIRE:**

5. None;

**PARKS:**

6. None;

**WATER/SEWER:**

7. None;

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the corrected Rezoning Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Tuesday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.

**FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.
















This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

ORDINANCE 2012-17  
 REZONING FROM R-1 TO R-3 (+/- 2.85 ACRES)  
 3150 BOYD MILL AVENUE  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 3/22/12

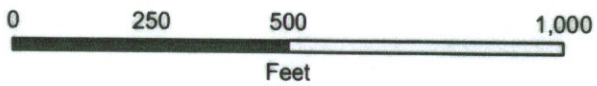


Zoning Reference Number 12-02

**Legend**

- |  |   |
|--|---|
|  3150 Boyd Mill Avenue              |  GO General Office District          |
| <b>Zoning</b>  |  CC Central Commercial District      |
|  AG Agricultural District           |  NC Neighborhood Commercial District |
|  ER Estate Residential              |  GC General Commercial District      |
|  R-1 Residential District           |  MN Neighborhood Mixed-Use District  |
|  R-2 Residential District           |  ML Local Mixed-Use District         |
|  R-3 Residential District           |  MX Regional Mixed-Use District      |
|  Historic Core Residential District |  LI Light Industrial District        |
|  RX Residential Variety             |  HI Heavy Industrial District        |
|  OR Office Residential District     |  CI Civic and Institutional District |

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**ORDINANCE 2012-17**

**TO BE ENTITLED "AN ORDINANCE TO REZONE ±2.85 ACRES FROM LOW RESIDENTIAL DISTRICT (R-1) TO HIGH RESIDENTIAL DISTRICT (R-3) FOR THE PROPERTY LOCATED AT 3150 BOYD MILL 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 Low Residential District (R-1) to High Residential District (R-3):

Zoning Reference Number: 12-02:

Map-Group-Parcel	Acres
078---001.00	2.85
TOTAL	2.85

Beginning at an iron pin located in the northerly right-of-way of Boyd Mill Avenue; said pin being in the westerly line of Lot 339 Spencer Hall PUD Subdivision, Sec. 5, Plat Book 28, Page 10 and being the southeast corner of the herein described property: thence with the northerly right-of-way of Boyd Mill Avenue N 87° 26' 00" W a distance of 302.08 feet to an iron pin located in the easterly line of Lot 338, Spencer Hall PUD Subdivision, Section 6 (Plat Book 26, Page 55); thence with Spencer Hall PUD Subdivision, Section 6, 7 and 5 as follows: N 6° 25' 37" E a distance of 333.17 feet to an iron pin; N 6° 26' 23" E a distance 75.29 feet to an iron pin; N 54° 49' 41" E a distance of 52.80 feet to an iron pin; S 87° 21' 26" E a distance of 225.99 feet to an iron pin; S 1° 40' 42" W a distance of 439.60 feet to the point of beginning containing 2.85 acres more or less according to a survey performed by Ronny G. Brown Surveying, RLS# 763, Franklin, Tennessee, dated July 9, 2001

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 S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
KEN MOORE, M.D.  
MAYOR

PLANNING COMMISSION RECOMMENDED:

\_\_\_\_\_

PASSED FIRST READING:

\_\_\_\_\_

PUBLIC HEARING HELD:

\_\_\_\_\_

PASSED SECOND READING:

\_\_\_\_\_

PASSED THIRD READING:

\_\_\_\_\_

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