



HISTORIC  
FRANKLIN  
TENNESSEE

MEMORANDUM

March 23, 2012

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 2012-18, an ordinance to rezone ± 3.83 acres from Heavy Industrial District (HI) to Light Industrial District (LI) for the property located at 104 Southeast Parkway

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 3.83 acres from Heavy Industrial District (HI) to Light Industrial District (LI) for the property located at 104 Southeast Parkway.

**Background**

This ordinance was favorably recommended to the BOMA by the Planning Commission with a unanimous vote (8-0) at the March, 22, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Retail
Proposed Land Use	Retail / Private Recreational Facility
Existing Zoning	HI
Proposed Zoning	LI
Acreage	3.83 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Fully developed site
Character Area Overlay/ Development Standard	SOCO-6
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.20 in LI and HI



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Heavy Industrial	HI
<i>South</i>	Cemetery	HI
<i>East</i>	Institutional	CI
<i>West</i>	Cemetery	LI

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Available;
<b>Sewer</b>	Available;
<b>Reclaimed Water</b>	N/A;

LAND USE PLAN RECOMMENDATIONS
<p>The Southall Character Area straddles Carters Creek Pike and Columbia Avenue to the southwest and south of downtown Franklin. To the north, the area is bound by the West Harpeth and Central Franklin Character Areas, to the east by the Carnton and Goose Creek Character Areas and to the south and west by the UGB. There are approximately 4,230 acres in the area, and large residential lots and vacant land account for a majority of that acreage. There are almost 400 acres dedicated to industrial uses, which is more than half of the region's total (although much of this is the rock quarry), and there is also some commercial and office space.</p> <p>The Southall Character Area will remain semi-rural with strong preservation of natural features, particularly of hillsides and hilltops. Development will respect and enhance the character of the area while creating neighborhoods and preserving natural features, such as steep slopes, hilltops and floodplains.</p> <p>Special Area 6 of the Southall Character Area, which is specific to this parcel, notes that heavy industrial uses are appropriate. However, Special Area 6 applies to 5 separate areas within the Southall Character Area. One of these areas contains the properties that were just rezoned from HI to LI along Alpha and Beta Drive.</p>

**PROJECT MEETS FRANKLIN'S**

**LAND USE PLAN:**

**Yes**

**GREENWAY/OPEN SPACE PLAN: N/A**

**HISTORIC DISTRICT GUIDELINES: N/A**



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## PROJECT REVIEW

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

**COMMENTS:** This request is to rezone the property at 104 Southeast Parkway from HI to LI. As briefly noted above, this area does not contain a cluster of heavy industrial uses and a rezoning to LI would be compatible with the adjacent uses. Therefore, staff recommends that the FMPC favorably recommend the rezoning request on to the BOMA.

### Financial Impact

Not applicable to this item.

### Options

Not applicable to this item.

### Recommendation

Approval of Ordinance 2012-17 is recommended.

**ORDINANCE 2012-18**

**TO BE ENTITLED “AN ORDINANCE TO REZONE ±3.83 ACRES FROM HEAVY INDUSTRIAL DISTRICT (HI) TO LIGHT INDUSTRIAL DISTRICT (LI) FOR THE PROPERTY LOCATED AT 104 SOUTHEAST PARKWAY.”**

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 Heavy Industrial District (HI) to Light Industrial District (LI):

Zoning Reference Number: 12-03:

Map-Group-Parcel	Acres
090---020.06	3.83
TOTAL	3.83

LAND IN THE 9<sup>TH</sup> CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BEING LOT 4 ON THE PLAN OF RESUBDIVISION OF LOT 2 OF SOUTHEAST PARKWAY SUB. – REVISION 2, RECORDED IN PLAT BOOK 27, PAGE 103, REGISTER’S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTH RIGHT OF WAY OF SOUTHEAST PARKWAY, APPROXIMATELY 910.72 FEET WEST OF THE EAST RIGHT OF WAY OF COLUMBIA AVENUE;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY S 47° 32’ 00” E, 107.02 FEET;

THENCE S 64° 34’ 39” E, 171.72 FEET;

THENCE S 74°38’ 00” E, 38.05 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS 2 AND 4 SHOWN ON SAID SUBDIVISION;

THENCE LEAVING SAID PARKWAY S 4° 09’ 00” W, 518.88 FEET TO THE NORTH LINE OF LOT 3 ON THE PLAN OF SOUTHEAST PARKWAY – REVISION 1, RECORDED IN PLAT BOOK 23, PAGE 53, R.O.W.C.;

THENCE ALONG SAID LOT 3 N 81° 19’ 57 W, 296.46 FEET;

THENCE N 4° 09’ 00” E, 613.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.35 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 S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

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

PLANNING COMMISSION RECOMMENDED: 3/22/12

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

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

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

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