



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 2012-17, 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

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding 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.

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	Detached Residential
Proposed Land Use	Detached Residential
Existing Zoning	R-1
Proposed Zoning	R-3
Acreage	2.85 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	Fairly level site
Character Area Overlay/ Development Standard	WHCO-2
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.40 in R-3



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Detached Residential	R-3
South	Civic	CI
East	Detached Residential	R-3
West	Detached Residential	R-3

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Available;
Reclaimed Water	Reclaimed line available nearby;

LAND USE PLAN RECOMMENDATIONS
<p>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.</p> <p>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.</p> <p>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.</p>

PROJECT MEETS FRANKLIN'S

LAND USE PLAN:

Yes

GREENWAY/OPEN SPACE PLAN:

N/A

HISTORIC DISTRICT GUIDELINES:

N/A



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

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.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Ordinance 2012-17 is recommended.

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: 3/22/12

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____