



HISTORIC  
FRANKLIN  
TENNESSEE

MEMORANDUM

April 27, 2012

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2012-21, an ordinance to rezone ± 15.81 acres from General Commercial District (GC) to Civic and Institutional District (CI) for the property located at 124 Lumber Drive

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone to rezone ± 15.81 acres from General Commercial District (GC) to Civic and Institutional District (CI) for the property located at 124 Lumber Drive.

**Background**

This ordinance was favorably recommended to the BOMA by the Planning Commission with a unanimous vote (8-0) at the April, 26, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Civic and Institutional
<b>Existing Zoning</b>	GC
<b>Proposed Zoning</b>	CI
<b>Acreage</b>	15.81 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>	Existing site;
<b>Character Area Overlay/ Development Standard</b>	SOCO-1
<b>Other Applicable Overlays</b>	Conventional;
<b>Proposed Building Height</b>	N/A
<b>Minimum Landscape Surface Ratio</b>	.40 in CI



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Civic	LI
<i>South</i>	Light Industrial	GC
<i>East</i>	Detached Residential	R-3
<i>West</i>	Commercial	LI

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Available;
<b>Sewer</b>	Available;
<b>Reclaimed Water</b>	Not available;

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>Several issues arise in regard to the Columbia Avenue corridor: Excessive signage creates a visual blight along the corridor; as it continues to develop and redevelop, efforts are required to improve the visual aspect of the signage. There is the potential to widen Columbia Avenue from Downs Boulevard to the outer limits of the UGB.</p> <p>This site in particular is located in Southall Character Area - Special Area 1. This Special Area is reserved for Light Industry and related uses.</p>

**PROJECT MEETS FRANKLIN'S**

**LAND USE PLAN:**

**Yes**

**GREENWAY/OPEN SPACE PLAN:**

**N/A**

**HISTORIC DISTRICT GUIDELINES:**

**N/A**

**PROJECT REVIEW**

**STAFF RECOMMENDATION:**

Favorable recommendation to the BOMA.



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**COMMENTS:**

This rezoning request is made by the City of Franklin for the lot that was purchased for future Civic/Institutional use.

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. None;

**PLANNING (LANDSCAPE):**

2. None;

**ENGINEERING:**

3. None;

**BUILDING AND NEIGHBORHOOD SERVICES:**

4. None;

**FIRE:**

5. None;

**PARKS:**

6. None;

**WATER/SEWER:**

7. None;

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval of Ordinance 2012-21 is recommended.

**ORDINANCE 2012-21**

**TO BE ENTITLED “AN ORDINANCE TO REZONE ±15.81 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) TO CIVIC AND INSTITUTIONAL DISTRICT (CI) FOR THE PROPERTY LOCATED AT 124 LUMBER DRIVE.”**

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 General Commercial District (GC) to Civic and Institutional District (CI):

Zoning Reference Number: 12-04:

Map-Group-Parcel	Acres
090---00900	15.81
TOTAL	15.81

Being Lot No. 3 on the Plan of 84 Franklin of record in Plat Book P35 Page 48 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Pierce Hardy Limited Partnership, a Pennsylvania limited partnership by deed from Owen Family Limited Partnership of record in Book 2376 Page 343 and by deed from Mary Carolyn Beasley of record in Book 2376 Page 341 Register's Office for Williamson County, Tennessee.

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: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED: 4/26/12

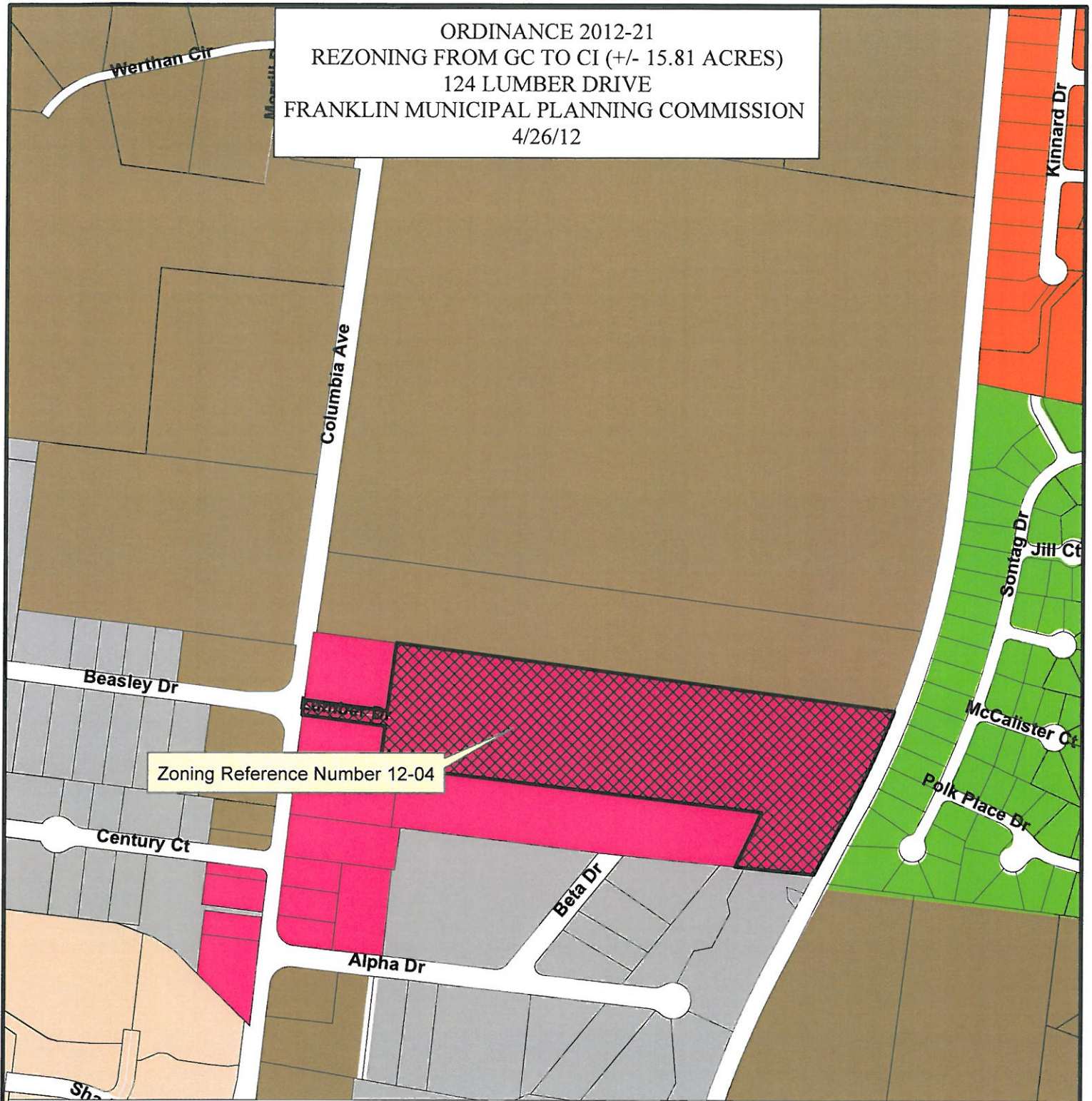
PASSED FIRST READING: \_\_\_\_\_

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







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

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

ORDINANCE 2012-21  
 REZONING FROM GC TO CI (+/- 15.81 ACRES)  
 124 LUMBER DRIVE  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 4/26/12



**Legend**

- |   |   |
|---|---|
|  124 Lumber Drive                   |  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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