



HISTORIC
FRANKLIN
TENNESSEE

ITEM #30
WRKS 06/12/2012

MEMORANDUM

June 1, 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 2012-29, an ordinance to rezone ± 2.46 acres from High Residential District (R-3) to Residential Variety (RX) for the property located west of 11th Avenue North, south of New Highway 96 West, and north of 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 ± 2.46 acres from High Residential District (R-3) to Residential Variety (RX) for the property located west of 11th Avenue North, south of New Highway 96 West, and north of Boyd Mill Avenue.

Background

This ordinance was favorably recommended to the BOMA by a unanimous vote (6-0) at the May 24, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Mixed Residential
Existing Zoning	R-3
Proposed Zoning	RX
Acreage	2.46
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	Site slopes from south to north, with the northern portion of the property in the FFO;
Character Area Overlay/ Development Standard	CFCO-3 / Traditional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.10 in RX



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

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Available;
Reclaimed Water	Not Available;

LAND USE PLAN RECOMMENDATIONS
<p>The Central Franklin Character Area will continue to function as the central core having a unique quality that capitalizes on the history of the area and the diversity of the land uses. The area's small-town identity will be preserved through attention to massing and scale. Neighborhoods and existing residential uses will be protected by providing a consistent appearance and quality within and outside the Historic Preservation Overlay. Compatible infill development is encouraged in the downtown core with attention to context sensitive design, particularly with respect to existing residential uses and structures.</p> <p>In particular, the predominant uses in Special Area 3 will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development. Furthermore, established neighborhoods having a traditional development pattern are important to the character of Central Franklin and the community desires to maintain the established residential character and scale of the area.</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.

COMMENTS: This rezoning request is proposed in order to permit attached and detached dwellings on these lots. A Development Plan is required for projects in the RX Zoning District and will follow this rezoning through the approval process.

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 2012-29 is recommended.

ORDINANCE 2012-29

TO BE ENTITLED "AN ORDINANCE TO REZONE ±2.46 ACRES FROM HIGH RESIDENTIAL DISTRICT (R-3) TO RESIDENTIAL VARIETY (RX) FOR THE PROPERTIES LOCATED WEST OF 11TH AVENUE NORTH, SOUTH OF NEW HIGHWAY 96 WEST, AND NORTH OF 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 properties shall be, and are hereby, rezoned from their present zoning classification of High Residential District (R-3) to Residential Variety (RX):

Zoning Reference Number: 12-06:

Map-Group-Parcel	Acres
078B-A-011.05	±1.57
078B-A-011.06	±.05
078B-A-11.07	±.84
TOTAL	±2.46

2.46 Acre Subject Property – Being all of Lots 6, 7, and 8 as shown on the recorded plat of the W.R. Jenkins Property, Revision 2, Re-subdivision of Lot 2, as recorded in Plat Book 55, Page 3, R.O.W.C., TN.

Map 78B, Group A, a portion of Parcel 11.

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:

5/24/12

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:
