




HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

June 12, 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 2012-25, an ordinance to rezone ± 72.91 acres from Agricultural (AG) and Medium Residential (R-2) District to Residential Variety (RX) for the properties located south of Clovercroft Road, southeast of Market Street

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 72.91 acres from Agricultural (AG) and Medium Residential (R-2) District to Residential Variety (RX) for the properties located south of Clovercroft Road, southeast of Market Street.

Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 4-2 vote 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 | Agricultural |
| Proposed Land Use | Detached Residential |
| Existing Zoning | AG and R-2 |
| Proposed Zoning | RX |
| Acreage | 72.91 |
| 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 generally slopes from east to west, with significant slopes along the east boundary of the property; |
| Character Area Overlay/ Development Standard | SWCO-2 / 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 |
| <i>North</i> | Detached Residential | RX |
| <i>South</i> | Vacant | County Zoning |
| <i>East</i> | Agricultural | County Zoning |
| <i>West</i> | Agricultural | County Zoning |

| INFRASTRUCTURE AVAILABILITY | |
|-----------------------------|------------------------------|
| Water | Milcrofton Utility District; |
| Sewer | Available; |
| Reclaimed Water | Not Available; |

| LAND USE PLAN RECOMMENDATIONS |
|---|
| <p>The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of approximately 10,614 acres. The north and east boundaries of Seward Hall are the limits of the UGB. The southern boundary is the Harpeth River. The major regional commerce center in the McEwen Character Area lies immediately to the west.</p> <p>The character of this area is a combination of Rural and Suburban. Roughly 46% of the land in this area is either vacant or being used agriculturally. The developed portions of the area are almost exclusively Detached Residential development, comprising 33% of the land area. The remaining 11% of the land is open space, institutional uses or utilities.</p> <p>More specifically, Special Area 2 is largely either built out or committed through approved Concept Plans and typically includes attached and detached residential, parks and open space, with limited institutional and commercial uses. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future. The protection of environmental features is important to this area's unique character. Of particular importance in this area are hillsides and hilltops, established clusters of trees, specimen trees and fencerows. These features should be protected.</p> <p>Existing uses are predominantly attached or detached residential. New development shall be consistent with these predominate 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.

COMMENTS: This request is to rezone the former Reunion PUD property (now proposed as Amelia Park PUD) to the RX base zoning district.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. None;

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. Please see page 5-114 (c) of the Zoning Ordinance for timing of payment. Fees shall be paid prior to recording the first Final Plat for the subdivision in question.

WATER/SEWER:

7. None;

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Ordinance 2012-25 is recommended.

ORDINANCE 2012-25

TO BE ENTITLED “AN ORDINANCE TO REZONE ±72.91 ACRES FROM AGRICULTURAL DISTRICT (AG) AND MEDIUM RESIDENTIAL DISTRICT (R-2) TO RESIDENTIAL VARIETY (RX) FOR THE PROPERTIES LOCATED SOUTH OF CLOVERCROFT ROAD AND SOUTHEAST OF MARKET STREET.”

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 its present zoning classifications of Agricultural District (AG) and Medium Residential District (R-2) to Residential Variety (RX):

Zoning Reference Number: 12-05:

| Map-Group-Parcel | Acres |
|------------------|--------|
| 080---031.01 | ±61.41 |
| 080---031.00 | ±11.50 |
| TOTAL | ±72.91 |

Being a combination of lands in the Fourteenth Civil District of Williamson County Tennessee known as Tim C. Hill properties (Deed Book 4156, Pages 539 and 542), bounded on the north by Clovercroft Rd., east by Herbert, south by Ingraham and on the west by Ingraham and Hutcheson and being further described as follows:

Beginning at an iron rod (old), in the south margin of Clovercroft Road, being the northeast corner of Phillip E. and Katheryn Hay Hutcheson (Deed Book 1254, page 8) and being the northwest corner of the herein described property. Said rod being S 71 deg. 59' W - 329.5' from the intersection of Clovercroft Road and Market Street.

Thence, with the south margin of Clovercroft Road for the next thirteen calls:

- N 57 deg. 59' 07" E - 16.48' to an iron rod (new);
- N 70 deg. 16' 32" E - 99.71' to an iron rod (new);
- N 77 deg. 41' 39" E - 74.30' to an iron rod (new);
- N 80 deg. 15' 59" E - 377.80' to an iron rod (new);
- N 77 deg. 56' 02" E - 105.93' to an iron rod (new);
- N 75 deg. 11' 15" E - 18.54' to an iron rod (old);
- S 30 deg. 50' 19" E - 15.41' to an iron rod (old);
- Along a curve to the left having a radius of 1643.00' and an arc length of 335.44' with a chord bearing and distance of N 70 deg. 53' 25" E - 334.86' to an iron rod (new);
- N 64 deg. 36' 45" E - 156.41' to an iron rod (new);
- N 63 deg. 51' 05" E - 551.84' to an iron rod (new);

Along a curve to the right having a radius of 1407.39' and an arc length of 273.66' with a chord bearing and distance of N 69 deg. 25' 19" E - 273.23' to an iron rod (new);
N 74 deg. 59' 15" E - 314.75' to an iron rod (new);
S 17 deg. 41' 30" E - 10.00' to an iron rod (new);
Along a curve to the right having a radius of 710.00' and an arc length of 137.90' with a chord bearing and distance of N 77 deg. 51' 12" E - 137.69' to an iron rod (old) at the northwest corner of Herbert Family #1, L.P. (deed book 1995, page 851);
Thence, with the west line Herbert, S 04 deg. 59' 01" W - 745.71' to an iron rod (new) at a northerly corner of Vanessa England (Deed Book 3162, page 516);

Thence, with the lines of England for the next six calls:
N 84 deg. 13' 44" W - 99.47' to an iron rod (new);
S 04 deg. 35' 06" W - 456.49' to an iron rod (old);
S 82 deg. 57' 22" E - 99.79' to an iron rod (old);
S 35 deg. 28' 24" E - 325.92' to an iron rod (old);
S 85 deg. 12' 32" E - 247.52' to a metal tee post (old);
S 07 deg. 23' 58" W - 322.26' to an iron rod (old) in the north line of Ingraham Partners, L.P. (deed book 1477, page 267);

Thence, with the lines of Ingraham for the next four calls:
S 86 deg. 12' 03" W - 1558.09' to an iron rod (old);
S 85 deg. 48' 37" W - 648.71' to an iron rod (old);
N 00 deg. 02' 04" E - 501.63' to an iron rod (old);
S 87 deg. 54' 10" E - 116.09' to an iron rod (new) in the south line of Phillip E. and Katheryn Hay Hutcheson (Deed Book 1254, Page 8);

Thence, with the lines of Hutcheson for the next two calls:
N 12 deg. 36' 00" E - 275.11' to an iron rod (old);
N 29 deg. 33' 56" W - 503.51' to the point of beginning and containing 2.91 acres more or less according to a survey by Land Design Survey, Inc. dated June 21, 2007.

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

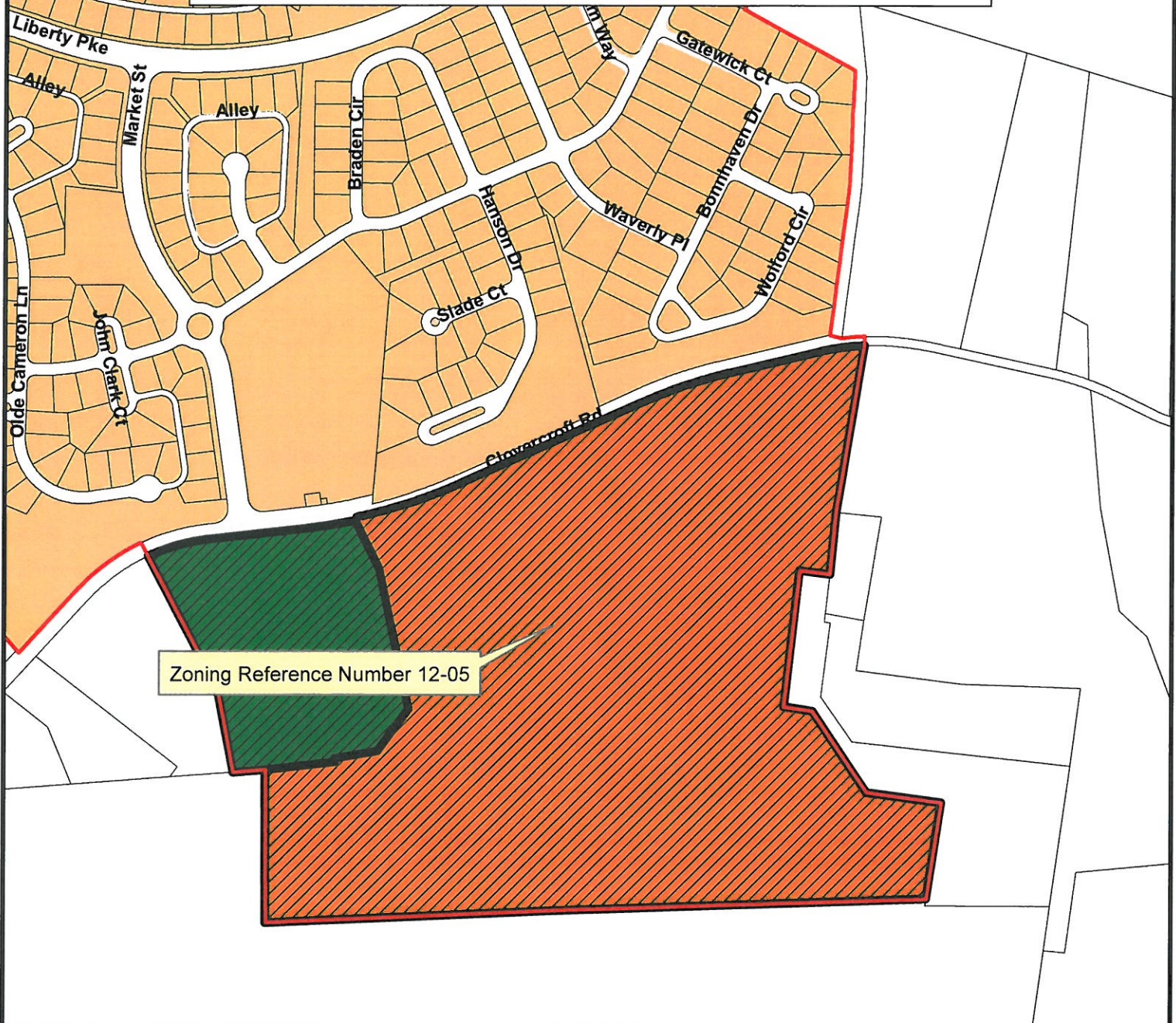
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2012-25
 REZONING FROM AG AND R-2 TO RX (+/- 72.91 ACRES)
 SOUTH OF CLOVERCROFT ROAD, SOUTHEAST OF MARKET STREET
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/24/12



Zoning Reference Number 12-05

Legend

- | | |
|------------------------------------|-------------------------------------|
| Amelia Park PUD | GO General Office District |
| Zoning | 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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