



HISTORIC  
FRANKLIN  
TENNESSEE

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 2012-22, an ordinance to approve a Special Permit for Carlisle Hill Barn Venue on a portion of 24.84 acres, located at 1025 Carlisle Lane

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to approve a Special Permit for Carlisle Hill Barn Venue on a portion of 24.84 acres, located at 1025 Carlisle Lane (Ordinance 2012-22).

**Background**

The applicant requests a Special Permit for the property located at 1025 Carlisle Lane to operate a private event venue, which is classified as a Private Recreational Facility under the use requirements in Section 3.2.3 of the Franklin Zoning Ordinance (FZO).

Pursuant to the provisions in Section 4.4 (Special Permits) of the FZO, a Special Permit request can be made for “uses that are listed as permitted uses within the applicable zoning district and [are] restricted to Planned Unit Developments (PUD) but may be appropriate in a particular location depending on weighing, in each case, the public need and benefit against the local impact and effect.”

This ordinance was favorably recommended to the BOMA by the Planning Commission by a 5-1 vote at the May 24, 2012, FMPC Meeting.

SITE INFORMATION	
Existing Land Use	Residential
Proposed Land Use	Private Recreational Facility (Private Event Venue)
Base Zoning District	ER
Character Area Overlay/Development Standard	CFCO-2/Traditional
Acreage	24.84 acres



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## ADJACENT LAND USE AND ZONING

<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Vacant	ER
<i>South</i>	Residential	ER
<i>East</i>	Residential	R3
<i>West</i>	Vacant	CI

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the Ordinance with conditions is recommended.

**ORDINANCE 2012-22**

**TO BE ENTITLED “AN ORDINANCE TO APPROVE A SPECIAL PERMIT FOR CARLISLE HILL BARN VENUE, FOR THE PURPOSE OF OPERATING A PRIVATE EVENT VENUE, USED AS A PRIVATE RECREATIONAL FACILITY, ON 24.84 ACRES, LOCATED AT 1025 CARLISLE LANE, BY THE CITY OF FRANKLIN, TENNESSEE.”**

**WHEREAS**, Sandra Melz, pursuant to the *City of Franklin Zoning Ordinance* (Section 4.4, Special Permits), has petitioned the City of Franklin to grant a Special Permit that allows the operation of an private event venue, used as a private recreational facility, for the property located at 1025 Carlisle Lane; and

**WHEREAS**, Section 3.2.7(9) of the *City of Franklin Zoning Ordinance* provides for the City grant a Special Permit.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE:**

**SECTION I.** A Special Permit is hereby granted to Sandra Melz to operate a private event venue, and used as a private recreational facility, on a portion of 24.84 acres, located at 1025 Carlisle Lane in the City of Franklin, Tennessee, subject to the following conditions:

1. The grass area used for parking shall be improved, so as not to create stormwater issues.
2. The Carlisle Hill Barn shall be addressed thusly: 1029 Carlisle Lane.
3. A minimum of two access connections with Carlisle Lane and the parking area shall be provided throughout the duration of all events. This condition is to provide optimum circulation and emergency service access.
4. Building and site plans shall be submitted to the Building and Neighborhood Services Department showing the conversion of the barn to assembly occupancy. Once plans are approved, a building permit may be issued, but the use of the facility shall not begin until a Certificate of Occupancy is issued for the assembly use.
5. This special permit is for the barn, the on-site area used for parking, and the immediately surrounding area. This permit does not encompass the entire 24.84 acres or the private residence on the property.
6. The applicant shall comply with all other applicable city ordinances and standards including, but not limited to, Section 4.4 of the City of Franklin Zoning Ordinance entitled Special Permits.

**SECTION II.** BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Special Permit shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC STUCKEY  
CITY ADMINISTRATOR/RECORDER

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

PLANNING COMMISSION RECOMMENDED: 5/24/12

PAST FIRST READING: \_\_\_\_\_

PAST SECOND READING: \_\_\_\_\_

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

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