

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: _____

Sandra Melz
1025 Carlisle Lane
Franklin, TN 37064
615 405-2959 cell
615-405-7818 office

May 29, 2012

City of Franklin Mayor and Board of Aldermen
Dept of Planning and Sustainability
109 3rd Avenue South
Franklin, TN 37064

I am writing this letter to request a Special Permit for the property located at 1025 Carlisle Lane.

The property is zoned Estate Residential and consists of approximately 25 acres. We have our personal residence, walking trails, gardens, a pond and a separate structure we refer to as "the Barn", located on the property. The entire property is fenced with two entrances on to Carlisle Lane.

The Barn was originally erected while still zoned in the county. It was intended for use in our construction business, with storage and a small kitchen for staff lunches downstairs and a large gathering place upstairs. We have, in the past, allowed friends and relatives to have parties and events in the upper portion of the barn, and have recently been asked several times if we would rent it to others. With further research, we have found that there seems to be a need for more event venues which are close to Franklin but offer a country setting which is secluded and private.

After discussing with staff in the Department of Building and Neighborhood Services, it was determined that the uses associated with an "event venue" most closely fit with the Private Recreational Facilities use type, set forth in Section 3.2.3 of the Franklin Zoning Ordinance (FZO).

We understand that, if approved, certain requirements will need to be met per codes for general assembly/rental and that Building and Neighborhood Services will need to approve plans and issue a permit for this use.

Per the requirements set forth in Section 4.4.5 of the FZO, an applicant requesting Special Permit is required to demonstrate that the following criteria are met:

(a) Plan Purposes;

The property at 1025 Carlisle Lane is intended for use as Private Event Venue. Events such as, graduation or birthday parties, wedding receptions, corporate meetings, or charitable events. These Private Recreation events would be allowed under Estate Residential zoning, and would be in harmony with the intent of the Franklin Land Use Plan, zoning, and this ordinance.

(b) No Undue Adverse Impact

This Private Event Venue will not have a substantial or undue adverse effect on the surrounding neighborhoods, the character of the area, or the public health, safety and general welfare. The Venue Building is part of a 25 acre parcel and is buffered on all sides by non-deciduous trees and not visible from the road. Uses and Events for this Special Permit will follow the Franklin Municipal Code Noise Ordinance provisions. Arterial roads are Highway 96 West and Carlisle Lane and are adequate enough to provide for ingress and egress to the property. All events will be private.

(c) No Interference with Surrounding Development

Subject property has been designated to develop to either the TND or conventional standards and may be considered as a “transition” property. Carlisle Lane borders the east side of the property and Old Charlotte borders the north side. Adjacent properties include Centennial Hall to the south and to the west are approximately 14 acres that have been recently zoned civic. Across from the barn on Carlisle Lane is the Cornerstone TND neighborhood and two three+ acre parcels zoned estate residential. Further east on Carlisle is the Gates at Carlisle TND. Across Old Charlotte are 57 acres of vacant property. Westhaven is within half mile and has been zoned for mixed use. The proposed use within our 25 acres will not dominate the immediate vicinity nor interfere with the use and development of neighboring property in accordance with the applicable district regulations. It is in line with the surrounding areas.

(d) Adequate Public Facilities

This event venue is in an established area presently served by public utilities and services. It is on city water and sewer system, covered by city police, and within 400 yards of a fire hydrant. Being a private event venue and not one visited by the public daily, it will not place undue strain or usage on water, sewer, police or fire service, or refuse disposal. All vendors involved with the events will be responsible for carrying away their own refuse and debris. Adequate parking is available within the property.

(e) No Traffic Congestion

Private events at this venue will not affect residential streets. Traffic to the event venue will be via Highway 96 West and Carlisle Lane—no residential streets will be involved. These two major arteries will provide immediate access to the property and will handle any additional traffic generated during non-rush hour times. If large parties are booked during rush-hour, it has been suggested that, until the traffic light is installed, we hire Police to direct traffic on Hwy 96. Parking is contained within the 25 acres of the property. Most events will be held during evenings and weekends.

(f) No Destruction of Significant Features

Since the event venue is already a standing, functioning building, there will be no change to the property to cause destruction, loss or damage of natural, scenic or historic features of significant importance. We have maintained, and will continue to maintain, our surrounding 25 acre property to foster environmentally natural surroundings; we value the beauty of nature and promote the philosophy of the city of Franklin.

(g) Compliance with Standards

Private Recreation is allowed in Estate Residential with approved Special Permit. The events will comply with all other applicable city ordinances

Sincerely,



Sandy Melz
Owner
1025 Carlisle Lane
Franklin, TN 37064

Tools & Features Demonstration Site



0.1 0 0.04 0.1 Miles

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

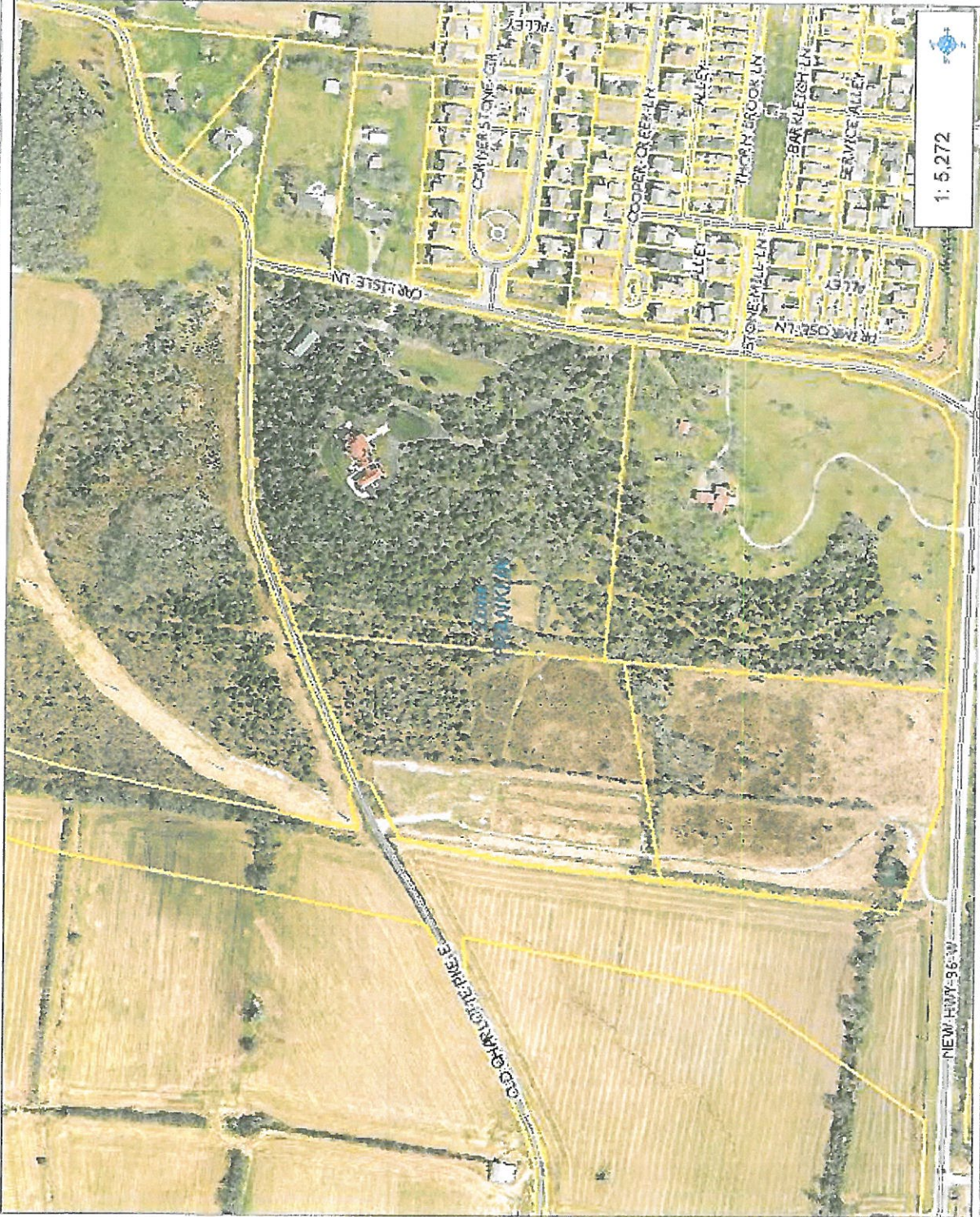
NAD_1983_StatePlane_Tennessee_FIPS_4100_Fact
© Latitude Geographics Group Ltd.

Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- MCLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR

Notes

Tools & Features Demonstration Site



0.2 0 0.08 0.2 Miles

NAD, 1983, StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:5,272

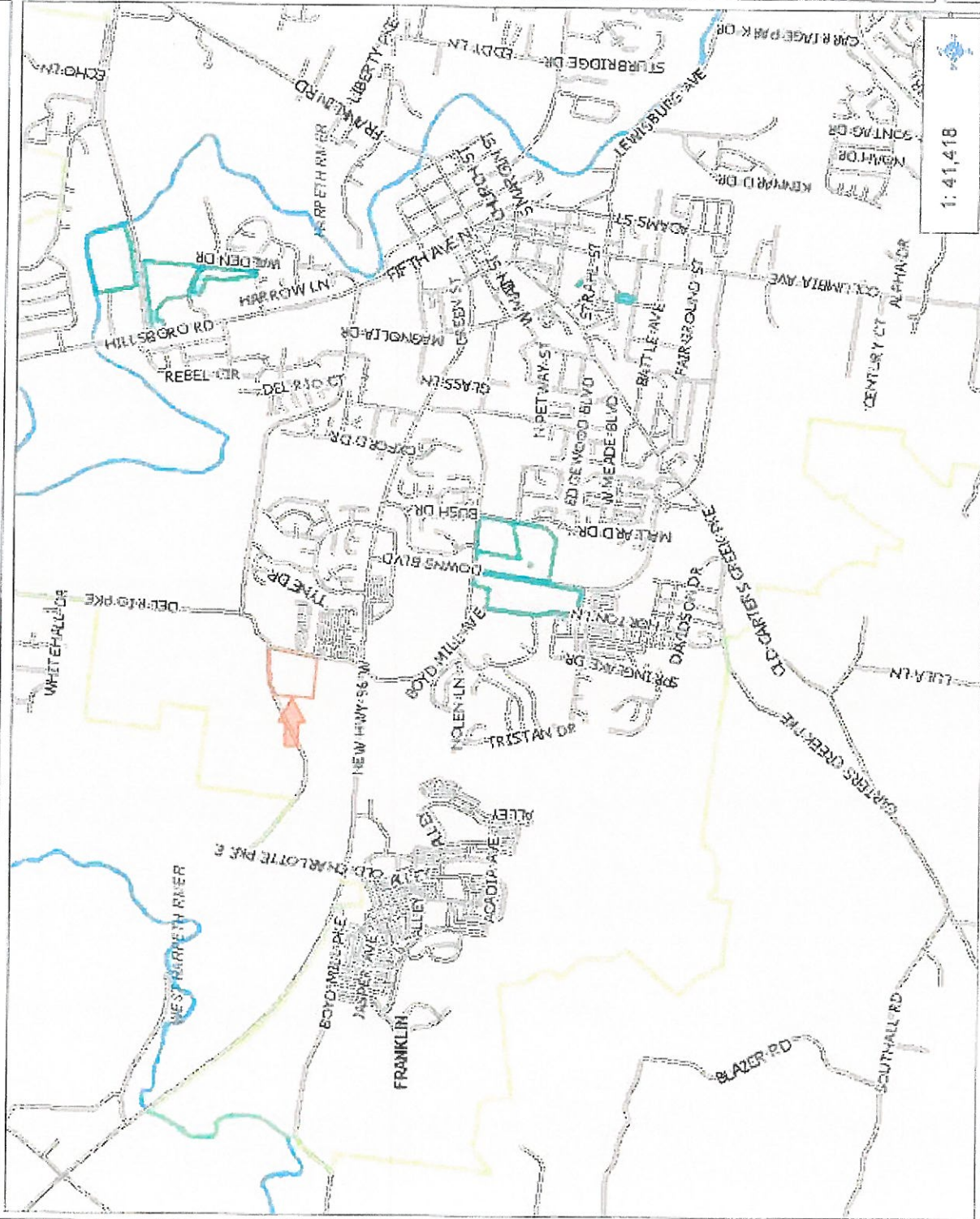
Notes

Legend

- Proposed Zones**
- RF-5 - Rural Preservation - 5
 - RD-5 - Rural Development - 5
 - RF-1 - Rural Preservation - 1
 - RD-1 - Rural Development - 1
 - SIC - Suburban Infill and Conservation
 - MGA-1
 - MGA-5
 - H - Hamlet
 - V - Village
 - Cellars Grove Village
 - NC - Neighborhood Car as a station
 - NC-MH - Neighborhood Conservatio
 - 9400 - 9400 Center District
- Zones**
- CC
 - E
 - IC
 - NC
 - NC1
 - R
 - S
 - SE
 - U
 - Parcels
 - Notes
 - Miscellaneous
 - Easement



Tools & Features Demonstration Site



1: 41,418



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Legend

- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
 - NOLENSVILLE
 - SPRING HILL
 - THOMPSONS STATION
- Parks
- Centerlines
 - all other values
 - INTERSTATE
 - ACCESS
 - LOCAL STREETS
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - NO NAME
 - UNCLASSIFIED
 - PRIVATE
- Rivers
- County Boundary

Notes



HISTORIC
FRANKLIN
TENNESSEE

ITEM #25
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 2012-22, 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



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

ADJACENT LAND USE AND ZONING		
Location	Land Use	Zoning
<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.