



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

July 10, 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
Jonathan Langley, Long-Range Planning Supervisor

SUBJECT: Ordinance 2012-39, an ordinance to rezone ± 0.96 acres from Low Residential District (R-1) to High Residential District (R-3) for the property located at 711 Hillsboro Road

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 0.96 acres from Low Residential District (R-1) to High Residential District (R-3) for the property located at 711 Hillsboro Road.

Background

On June 28, 2012, the FMPC voted (6-1) to recommend disapproval of this rezoning request. The project information and comments from the FMPC staff report are included below.

| PROJECT INFORMATION | |
|---|---|
| Existing Land Use | Detached Residential |
| Proposed Land Use | Detached Residential |
| Existing Zoning | R-1 |
| Proposed Zoning | R-3 |
| Acreage | 0.96 acres |
| 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 | Fairly level site; an existing house is on a portion of the lot. |
| Character Area Overlay/ Development Standard | CFCO-4 / Conventional |
| Other Applicable Overlays | None; |
| Proposed Building Height | N/A |
| Minimum Landscape Surface Ratio | .50 in R-1, .40 in R-3 |



| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|----------------------|--------|
| Location | Land Use | Zoning |
| North | Attached Residential | RX |
| South | Detached Residential | R-1 |
| East | Detached Residential | R-1 |
| West | Attached Residential | RX |

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

LAND USE PLAN RECOMMENDATIONS

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.

In particular, the predominant uses in Special Area 4 will include detached and attached residential development. Within Special Area 4, commercial, civic, and institutional uses will only occur at nodes located at major intersections of collector and arterial streets. Established single family residential uses along Hillsboro Road should be preserved and commercial intrusion and attached residential should be discouraged.

PROJECT MEETS FRANKLIN'S

LAND USE PLAN:

Yes

GREENWAY/OPEN SPACE PLAN: N/A

HISTORIC DISTRICT GUIDELINES: N/A

PROJECT REVIEW

STAFF RECOMMENDATION:

Disapproval.

COMMENTS: This rezoning request is submitted in order to rezone the property at 711 Hillsboro Road from R-1 to R-3. The lot is approximately .96 acres, which means that given the existing zoning of the property only one unit is permitted. If this request is granted, the R-3 Zoning District would permit a maximum of 2 units in this location. As the map accompanying this item illustrates, the property is located in a unique area that contains a mix of uses including: detached



residential, attached residential, commercial, and institutional. Additionally, the lot is unique in that a subdivision could occur to permit one additional detached residential unit, yet remain compatible with the existing character along Hillsboro Road. However, the challenge with this request relates to the overall zoning plan for the area. As the included map shows, most of the detached residential properties along Hillsboro Road are within the R-1 Zoning District. From a consistency standpoint, the City has interest in maintaining a zoning plan that provides contiguity between zoning districts. Therefore, while infill in this location seems appropriate, a rezoning to the R-3 Zoning District will change the consistency of the zoning currently in place along Hillsboro Road, where a similar zoning district is not present on adjacent properties. If the FMPC determines that a rezoning to R-3 is appropriate in this instance, staff recommends that this section of Hillsboro Road (both east and west, up to Joel Creek Boulevard) be further studied for possible rezoning to R-3 to maintain consistency in the City's zoning plan for this area.

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

Disapproval of Ordinance 2012-39 is recommended.

ORDINANCE 2012-39

TO BE ENTITLED "AN ORDINANCE TO REZONE ±.96 ACRES FROM LOW RESIDENTIAL DISTRICT (R-1) TO HIGH RESIDENTIAL DISTRICT (R-3) FOR THE PROPERTY LOCATED AT 711 HILLSBORO ROAD."

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 are hereby, rezoned from its present zoning classification of Low Residential District (R-1) to High Residential District (R-3):

Zoning Reference Number: 12-07:

| Map-Group-Parcel | Acres |
|------------------|-------|
| 063-G-09.00 | ±.96 |
| TOTAL | ±.96 |

Land located in the 9th Civil District of Williamson County, Tennessee, on the Hillsboro highway and described as follows:

Beginning at a point in the west margin of the Hillsboro Highway, the northeast corner of Lot No. 2 acquired by Bogbie et ux from Crawford et ux by deed dated sixth day of October 1945 and registered in Deed Book No. 84, Page 254, ROWCT. Acquired by Crawford and et ux from Watson in Deed Book No. 84, Page 298, ROWCT, thence along the west margin of say highway, south 16 east 200 feet to a stake, thence south 72 west 210 feet to a stake in Reese's line, thence north 16 west with said line 200 feet to a stake, thence northwest corner of said Lot No. 2, thence north 72 east 210 feet to the beginning, being a part of ssaid Lot No. 2, acquired by Crawford et ux, under the deed above referred to.

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: _____ BY: _____
 Eric S. Stuckey Dr. Ken Moore
 City Administrator Mayor

PLANNING COMMISSION RECOMMENDED DISAPPROVAL: 6/28/12

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

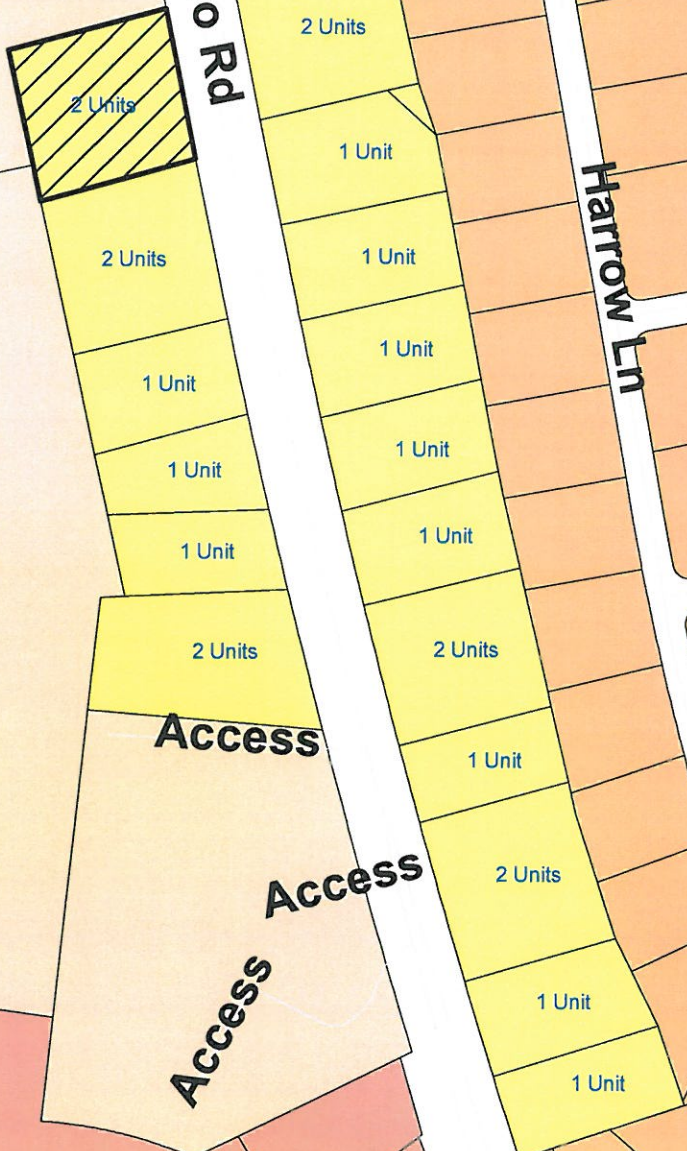
PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2012-39
 DENSITY EXHIBIT
 711 HILLSBORO ROAD
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/28/12

Granville Rd
 Hillsboro Rd
 Joel Cheek Blvd
 Harrow Ln

Please Note:
 The unit counts shown in this exhibit are: based on a density of 3 units per acre (R-3), approximate, and calculated using GIS (not legal acreages). No determination is made in regard to actual entitlements since this information can only be verified through a site survey provided by a property owner. At current, these properties are in the R-1 Zoning District, as shown below.



Legend

- 711 Hillsboro Road
- Zoning**
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- Historic Core Residential District
- RX Residential Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- MN Neighborhood Mixed-Use District
- ML Local Mixed-Use District
- MX Regional Mixed-Use District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2012. All rights reserved.

