

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ordinance 2012-41, Franklin Park PUD Rezoning

LOCATION: Along Carothers Parkway and northwest of East McEwen Drive

PROJECT DESCRIPTION: Proposed Rezoning from Low Residential District (R-1) to High Residential District (R-3)

APPLICANT: Brad Slayden, Ragan Smith Associates
(bslayden@ragansmith.com)

OWNER: Pat Emery, Nine Corporate Centre - Acquisition Co.,
(pemery@spectrum-properties.com)

PROJECT STAFF: Jonathan Langley

TYPE OF REVIEW: Rezoning Request

RECOMMENDATION: Favorable recommendation to the BOMA

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Attached Residential
Existing Zoning	GC
Proposed Zoning	RX
Acreage	± 14.07
Proposed Number of Lots	N/A
Proposed Dwelling Units	350
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
Physical Characteristics	Harvey Branch runs along the northern property line. There are areas of natural slopes exceeding 20% near the stream. There are also areas of man-made slopes exceeding 20% along Carothers and the proposed southern boundary of this property.
Character Area Overlay/ Development Standard	MECO-4/Conventional
Other Applicable Overlays	FFO and HTO
Proposed Building Height	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Office	GC
<i>South</i>	Vacant	GC
<i>East</i>	Vacant	GC
<i>West</i>	Vacant	GC

INFRASTRUCTURE AVAILABILITY	
Water	Mallory Valley Utility District
Sewer	Available
Reclaimed Water	Not Available

LAND USE PLAN RECOMMENDATIONS
<p>The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.</p> <p>The Carothers Parkway area is the backbone of a major employment corridor and connects to Murfreesboro Road to the south. This corridor is enhanced by landscaped medians and landscaped parking lots.</p> <p>The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. High-quality design and people-friendly environments will be encouraged through heightened standards and site design.</p> <p>More specifically, Special Area 4 of the McEwen Character Area is appropriate for a mixture of Attached and Detached Residential and Neighborhood or Local Retail uses either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses). Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the Interstate.</p>

PROJECT MEETS FRANKLIN'S

LAND USE PLAN:

Yes

GREENWAY/OPEN SPACE PLAN:

Yes

HISTORIC DISTRICT GUIDELINES:

N/A

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable recommendation to the BOMA

COMMENTS: See the Land Use Plan Recommendations section for a more detailed discussion of appropriate land uses for this area. However, attached residential is a supported use in this location.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. None;

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. Fees in Lieu of- The Parks Department will approve of the request of the developer regarding the parkland dedication of the walking trails and various open spaces planned. The Parks Department will not take care of or be responsible for any of the property as it has been mentioned that the HOA will maintain to their standards. This also means that these spaces cannot be locked, gated or other devices placed to keep the general public out at normal operating hours. With this being said, there will be no monies or land exchanged. However, if any of these conditions are not met, then Fees in Lieu would be received for the 5 plus acres as outlined in Chapter 5.5 of the Franklin Zoning Ordinance.
7. The name chosen for the subdivision is too close to the City of Franklin's Parks Department name. I see that this will cause confusion for the general public and emergency personnel also. Revisit the name of the development.

WATER/SEWER:

8. None;

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the corrected Rezoning Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

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ORDINANCE 2012-41

TO BE ENTITLED “AN ORDINANCE TO REZONE ±14.07 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTY LOCATED ALONG CAROTHERS PARKWAY AND NORTHWEST OF EAST MCEWEN DRIVE.”

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 General Commercial District (GC) to Residential Variety District (RX):

Zoning Reference Number: 12-09:

Map-Group-Parcel	Acres
063-G-09.00 (portion of)	±14.07
TOTAL	±14.07

BEING A RE-ZONE AREA LYING IN THE EIGHTH CIVIL DISTRICT, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. SAID PARCEL LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF CAROTHERS PARKWAY AND IS SHOWN AS A PORTION OF PARCEL 14.16 ON WILLIAMSON COUNTY PROPERTY MAP 62 AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A ½" IRON ROD (OLD) WITH A CAP STAMPED #2039 IN THE WESTERLY RIGHT-OF-WAY LINE OF CAROTHERS PARKWAY AT THE SOUTHEASTERLY CORNER OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE OF RECORD IN DEED BOOK 3781, PAGE 983, R.O.W.C.T. (REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE), AT THE NORTHEASTERLY CORNER OF NINE CORPORATE CENTRE HOLDING COMPANY, LLC OF RECORD IN DEED BOOK 5381, PAGE 389, R.O.W.C.T.; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE COMMON LINE BETWEEN SAID INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE AND SAID NINE CORPORATE CENTRE HOLDING COMPANY, LLC, NORTH 34 DEGREES 28 MINUTES 38 SECONDS WEST, 18.72 FEET TO THE POINT OF BEGINNING, WHICH IS LOCATED ON THE PROPOSED FUTURE WESTERLY RIGHT-OF-WAY LINE OF CAROTHERS PARKWAY, AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED RE-ZONE AREA;

THENCE, CROSSING SAID NINE CORPORATE CENTRE HOLDING COMPANY, LLC, FOR THE NEXT 22 CALLS:

1) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 18 DEGREES 00 MINUTES 54 SECONDS, A RADIUS OF 986.34 FEET, AN ARC LENGTH OF 310.13 FEET, A CHORD BEARING OF SOUTH 15 DEGREES 56 MINUTES 35 SECONDS WEST, A CHORD LENGTH OF 308.85 FEET;
 2) SOUTH 24 DEGREES 57 MINUTES 14 SECONDS WEST, 408.32 FEET;
 3) SOUTH 31 DEGREES 47 MINUTES 48 SECONDS WEST, 100.72 FEET;
 4) SOUTH 24 DEGREES 57 MINUTES 14 SECONDS WEST, 172.99 FEET;
 5) NORTH 55 DEGREES 02 MINUTES 48 SECONDS WEST, 24.13 FEET;
 6) WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 48 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 1025.88 FEET, A CHORD BEARING OF NORTH 31 DEGREES 02 MINUTES 48 SECONDS WEST, A CHORD LENGTH OF 122.02 FEET;
 7) NORTH 07 DEGREES 02 MINUTES 48 SECONDS WEST, 187.56 FEET;
 8) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 27 DEGREES 24 MINUTES 30 SECONDS, A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 71.55 FEET, A CHORD BEARING OF NORTH 20 DEGREES 45 MINUTES 01 SECONDS WEST, A CHORD LENGTH OF 71.07 FEET;
 9) NORTH 34 DEGREES 27 MINUTES 18 SECONDS WEST, 307.94 FEET;
 10) WITH A CURVE TO THE LEFT WITH A DELTA ANGLE OF 80 DEGREES 37 MINUTES 10 SECONDS, A RADIUS OF 315.00 FEET, AN ARC LENGTH OF 443.23 FEET, A CHORD BEARING OF NORTH 74 DEGREES 45 MINUTES 50 SECONDS WEST, A CHORD LENGTH OF 407.56 FEET;
 11) SOUTH 84 DEGREES 55 MINUTES 35 SECONDS WEST, 186.78 FEET;
 12) NORTH 26 DEGREES 48 MINUTES 02 SECONDS WEST, 39.11 FEET;
 13) NORTH 23 DEGREES 09 MINUTES 00 SECONDS WEST, 46.33 FEET;
 14) NORTH 26 DEGREES 53 MINUTES 59 SECONDS WEST, 44.37 FEET;
 15) NORTH 22 DEGREES 38 MINUTES 17 SECONDS WEST, 22.70 FEET;
 16) NORTH 12 DEGREES 21 MINUTES 49 SECONDS WEST, 18.97 FEET;
 17) NORTH 07 DEGREES 21 MINUTES 40 SECONDS WEST, 22.32 FEET;
 18) NORTH 03 DEGREES 54 MINUTES 45 SECONDS EAST, 14.62 FEET;
 19) NORTH 13 DEGREES 25 MINUTES 56 SECONDS EAST, 41.22 FEET;
 20) NORTH 02 DEGREES 45 MINUTES 23 SECONDS EAST, 17.41 FEET;
 21) NORTH 09 DEGREES 46 MINUTES 16 SECONDS WEST, 40.48 FEET;
 22) NORTH 27 DEGREES 44 MINUTES 25 SECONDS WEST, 21.43 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE;

THENCE, WITH SAID INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, TENNESSEE, FOR THE NEXT THREE CALLS:

1) NORTH 81 DEGREES 24 MINUTES 19 SECONDS EAST, 559.08 FEET;
 2) SOUTH 84 DEGREES 11 MINUTES 34 SECONDS EAST, 737.12 FEET;
 3) SOUTH 34 DEGREES 28 MINUTES 38 SECONDS EAST, 72.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 612,803 SQUARE FEET OR 14.07 ACRES, MORE OR LESS.

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: _____
KEN MOORE, M.D.
MAYOR

PLANNING COMMISSION RECOMMENDED:

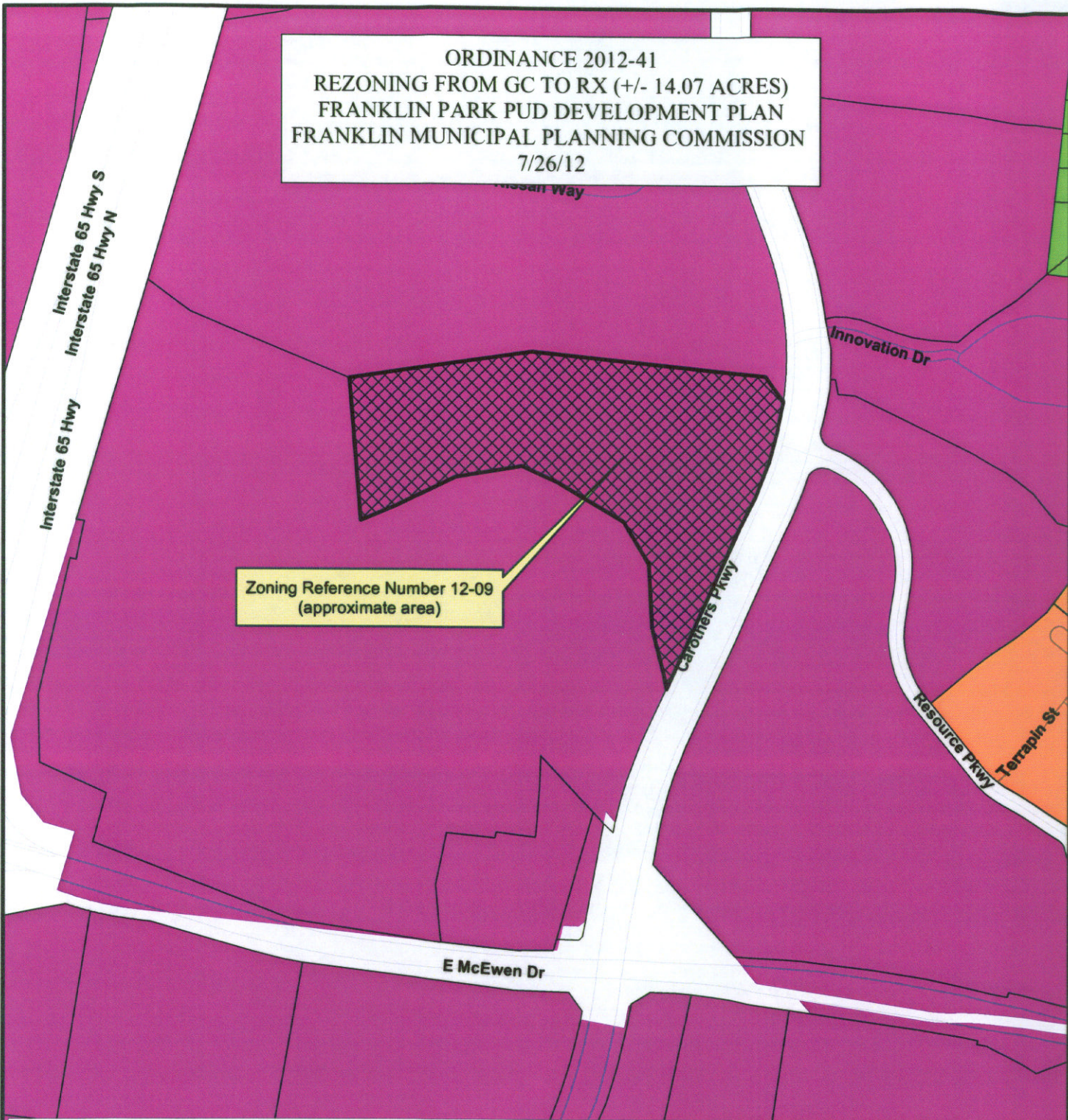
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2012-41
 REZONING FROM GC TO RX (+/- 14.07 ACRES)
 FRANKLIN PARK PUD DEVELOPMENT PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/26/12



Zoning Reference Number 12-09
 (approximate area)

Legend

Zoning

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

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