




MEMORANDUM

August 14, 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 2012-42, an ordinance to rezone ± 13.81 acres from General Commercial (GC) District to Residential Variety (RX) for the properties located along Carothers Parkway and both north and south of Resource Parkway

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 13.81 acres from General Commercial (GC) District to Residential Variety (RX) for the properties located along Carothers Parkway and both north and south of Resource Parkway.

Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 7-0 vote at the July 26, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Attached Residential
Existing Zoning	GC
Proposed Zoning	RX
Acreage	± 13.81
Proposed Number of Lots	N/A
Proposed Dwelling Units	253
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	HTO
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	0.10, Conventional Area Standard



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. None;

WATER/SEWER:

7. None;

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Ordinance 2012-42 is recommended.

ORDINANCE 2012-42

TO BE ENTITLED “AN ORDINANCE TO REZONE ±13.81 ACRES FROM GENERAL COMMERCIAL DISTRICT (GC) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY, ALONG RESOURCE PARKWAY.”

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 is hereby, rezoned from its present zoning classification of General Commercial District (GC) to Residential Variety District (RX):

Zoning Reference Number: 12-10:

Map-Group-Parcel	Acres
062---014.00 (portion of)	±13.81
TOTAL	±13.81

A tract of land in the 9th Civil District, Williamson County, Tennessee. Tract being part of Lot 3 Resource Centre Final Plat (not of Record). Tract being bounded on the west by the Carothers Parkway eastern Right of Way (ROW varies), on the north and east by Resource Parkway (ROW varies) as recorded in Plat Book 50, Page 122, Registers Office of Williamson County and on the south by a proposed drive, tract being described as follows:

POINT OF BEGINNING being a point on the eastern ROW of said Carothers Parkway and the center line of the said proposed drive; thence along the said eastern ROW North 24°56'16" East 696.78 feet to a point; thence with a curve to the left having a central angle of 5°49'10", a length of 114.57 feet, a radius of 1128.00 feet and a chord bearing and distance of North 22°01'41" East 114.52 feet to a point; thence leaving said ROW with the said ROW of Resource Parkway with a curve to the right having a central angle of 92°49'07", a length of 81.00 feet, a radius of 50.00 feet and a chord bearing and distance of North 65°31'40" East 72.43 feet to a point; thence with a curve to the right having a central angle of 40°33'29", a length of 223.53 feet, a radius of 315.78 feet and a chord bearing and distance of South 47°47'02" East 218.89 feet to a point; thence South 27°30'18" East 35.50 feet to a point; thence with a curve to the right having a central angle of 19°11'20", a length of 81.91 feet, a radius of 244.57 feet and a chord bearing and distance of South 17°54'38" East 81.53 feet to a point; thence with a curve to the right having a central angle of 17°11'14", a length of 105.76 feet, a radius of 352.57 feet and a chord bearing and distance of South 00°16'39" West 105.37 feet to a point; thence South 8°52'16" West 95.07 feet to a point; thence with a curve to the left having a central angle of 16°54'54", a length of 103.33 feet, a radius of 350.00 feet and a chord bearing and distance of South 00°24'49" West 102.95 feet to a point on the centerline of the said proposed drive; thence along said centerline South 81°57'23" West 92.84 feet to a point; thence with a curve to the left having a central angle of 38°58'13", a length of 204.05 feet, a radius of 300.00 feet and a chord bearing and distance of South 62°28'16" West 200.14 feet to a point; thence South 42°59'09" West 136.34 feet to a point; thence with a curve to the right

having a central angle of 71°57'07", a length of 182.09 feet, a radius of 145.00 feet and a chord bearing and distance of South 78°57'43" West 170.36 feet to a point; thence North 65°03'44" West 67.00 feet to the point of beginning.

Containing 259,572 square feet or 5.95 acres.

A Tract of land in the 9th Civil District, Williamson County, Tennessee. Tract being all of Lot 4 Resource Centre Final Plat (not of record). Tract being bounded on the North by Lot 5 of the said Resource Centre Final Plat (not of record), on the east by lots 3 and 4 of the Franklin Crest P.U.D. Subdivision as recorded in Plat Book 50, Page 122, Register's Office Williamson County, Tennessee (ROWC), on the south by the northern Right of Way (ROW) of Resource Parkway (ROW varies) as recorded in Plat Book 50, Page 122, ROWC and on the west by the eastern ROW of Carothers Parkway (ROW varies). Tract being described as follows:

POINT OF BEGINNING being on the eastern ROW of said Carothers Parkway and being the common corner of said Lots 4 and 5 of the Resource Centre Final Plat; thence along the common line of said lots 4 and 5 of the Resource Centre Final South 77°21'14" East 160.65 feet to a point; thence with a curve to the right having a central angle of 27°49'21", a radius of 285.00 feet and a chord bearing and distance of South 63°26'34" East 137.04 feet to a point; thence South 49°31'53" East 287.10 feet to a point; thence South 39°16'53" East 166.76 feet to a point; thence South 14°02'17" West 38.15 feet to a point; thence North 78°49'41" West 20.18 feet to a point; thence South 02°08'51" East 40.00 feet to a point; thence South 83°40'28" East 22.04 feet to a point; thence South 53°30'36" East 142.90 feet to a point on the common line of said Lot 4 of the Resource Centre Final Plat and Lot 4 of the Franklin Crest P.U.D. Subdivision; thence with said common line South 36°06'56" West 32.60 feet to a point; thence with the common line of said Lot 4 of the Resource Centre Final Plat and Lot 3 of the Franklin Crest P.U.D. Subdivision South 36°07'13" West 35.24 feet to a point; thence South 50°46'26" West 449.91 feet to a point on the northern ROW of said Resource Parkway; thence along said ROW North 39°47'04" West 22.52 feet to a point; thence with a curve to the right having a central angle of 48°39'20", a radius of 300.00 feet and a chord bearing and distance of North 15°27'24" West 247.17 feet to a point; thence North 08°52'16" East 113.33 feet to a point; thence with a curve to the left having a central angle of 79°17'16", radius of 377.78 feet and a chord bearing and distance of North 30°46'24" West 482.05 feet to a point; thence with a curve to the right having a central angle of 85°46'53", a radius of 50.00 feet and a chord bearing and distance of North 27°31'37" West 68.06 feet to a point on the eastern ROW of said Carothers Parkway; thence along said ROW North 15°21'50" East 25.84 feet to a point; thence North 12°37'12" East 45.79 feet to the point of beginning.

Containing 260,278 square feet or 5.975 acres.

A tract of land in the 9th Civil District, Williamson County, Tennessee. Tract being Lot 5 Resource Centre Final Plat (not of Record). Tract being bounded on the west by the Carothers Parkway eastern Right of Way (ROW varies), on the north by Lot 1 of Greenway Centre Subdivision Plat Book 51 Page 86 Registers Office of Williamson County (ROWC), bounded on the east by Lot 4 of Franklin Crest PUD Subdivision recorded in Plat Book 50 Page 122 ROWC, and bounded on the south by Lot 4 of said Resource Centre Final Plat (not of Record) Lot 5 being described as follows:

POINT OF BEGINNING being a point on the eastern ROW of said Carothers Parkway and common corners of said Lot 1 of Greenway Centre Subdivision, thence along said common line of Lot 5 and Lot 1 North 89°56'24" East 13.70 feet to a point; thence continuing along said common line South 08°59'36"

East 47.51 feet to a point; thence, South 85°08'36" East 51.57 feet to a point, thence South 64°52'36" East 419.49 feet to a point; thence South 59°08'36" East 95.44 feet to a point, thence, South 50°51'36" East 104.63 feet to a point; thence South 40°53'36" East 118.07 feet to a point; thence, South 73°01'53" East 80.26 feet to a point, thence along the common line of said Lot 4 of Franklin Crest PUD Subdivision and Lot 5 South 00°47'12" East 100.52 feet to a point; thence, South 36°06'56" West 119.95 feet to a point; thence leave said common line and with the common line of Lot 4 of said Resource Centre Final Plat (not of Record) North 53°30'36" West 142.90 feet to a point; thence, continuing with said common line of Lot 4 and Lot 5 North 83°40'28" West 22.04 feet to a point; thence, North 02°08'51" West 40.00 feet to a point; thence, South 78°49'41" East 20.18 feet to a point; thence, North 14°02'17" East 38.15 feet to a point; thence, North 39°16'53" West 166.76 feet to a point; thence, North 49°31'53" West 287.10 feet to a point; thence, along a curve to the left having a radius of 285.00 feet, length of 138.39 feet, central angle of 27°49'21" and chord bearing and distance of North 63°26'34" West 137.04 feet to a point, thence North 77°21'14" West 160.65 feet to a point on said eastern ROW of Carothers Parkway; thence, along said ROW North 12°47'55" East 7.84 feet to a point; thence North 09°55'43" East 53.82 feet to a point on a curve to the left, thence along said curve having a radius of 1140.00 feet, a length of 21.52 feet, central angle of 01°04'54" and a chord bearing and distance of North 03°46'27" East 21.52 feet to the Point of Beginning.

Containing 81,291 sq. ft. or 1.87 Ac.

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: 7/26/12

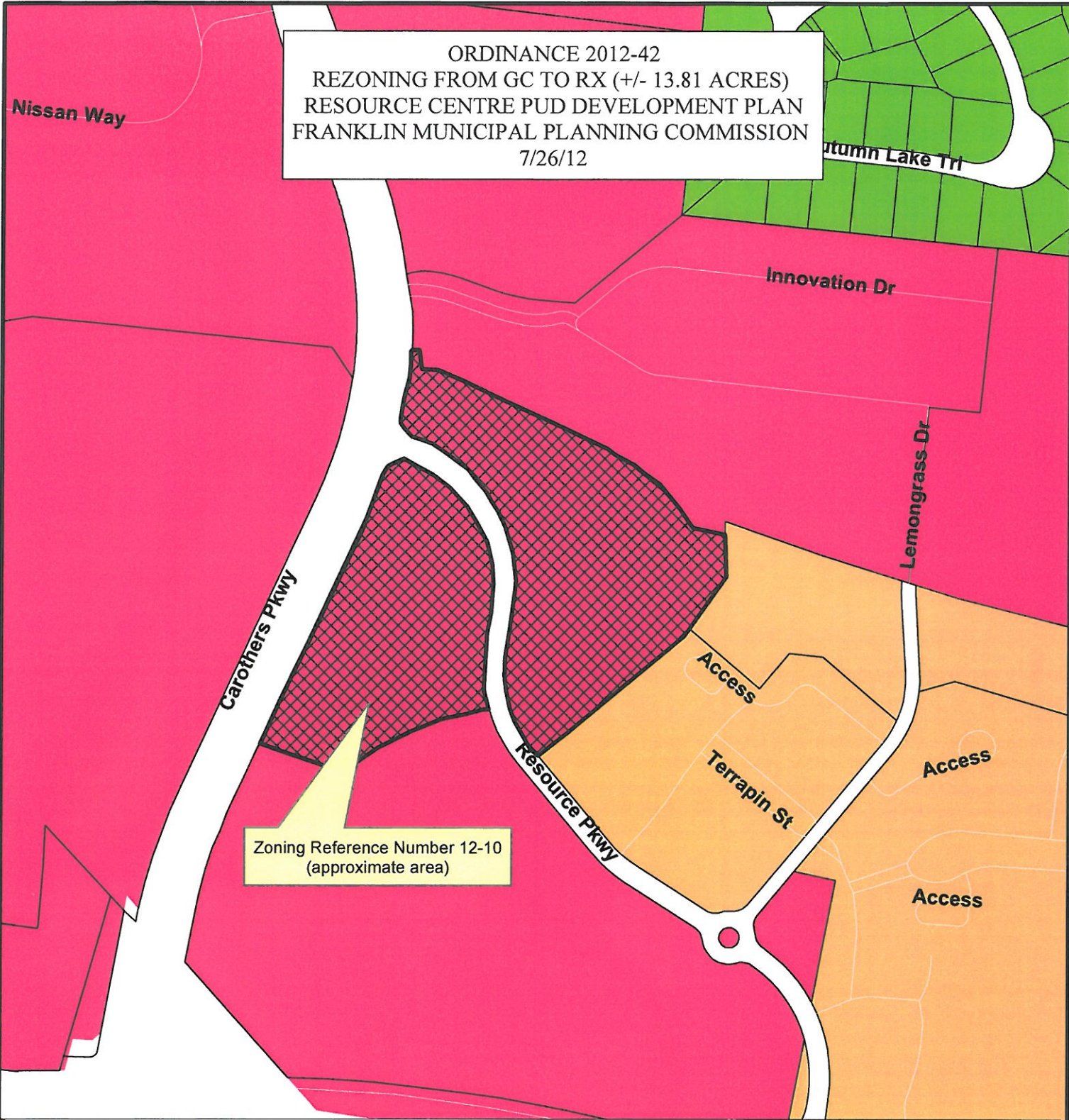
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2012-42
 REZONING FROM GC TO RX (+/- 13.81 ACRES)
 RESOURCE CENTRE PUD DEVELOPMENT PLAN
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/26/12



Zoning Reference Number 12-10
 (approximate area)

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.

Legend

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| 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 |

