




MEMORANDUM

September 28, 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 2012-53, an ordinance to rezone ± 3.87 acres from General Office (GO) and High Residential (R-3) District to Residential Variety (RX) for the properties located at 1720 West Main Street and 113 Rucker Avenue

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 3.87 acres from General Office (GO) and High Residential (R-3) District to Residential Variety (RX) for the properties located at 1720 West Main Street and 113 Rucker Avenue.

Background

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 6-0 vote at the September 27, 2012, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION

- Existing Land Use:** Residential Detached
- Proposed Land Use:** Residential Attached
- Existing Zoning:** R-3 High Residential District
- Proposed Zoning:** RX Residential Variety District
- Acreage:** 3.87
- Proposed Number of Lots:** 31
- Proposed Dwelling Units:** 30
- Proposed Nonresidential**
- Square Footage:** 0
- Proposed Open Space:** Formal Open Space: 0.5
Informal Open Space: 1
Total Open Space: 1.5

Physical Characteristics:

Relatively flat property with existing tree rows along exterior property lines and scattered smaller trees on the property. 1720 W Main Street is vacant while the property at 113 Rucker Ave has an existing single family home that will be relocated.

Character Area Overlay/Development Standard: WHCO West Harpeth Character Area Overlay District
Conventional

Other Applicable Overlays: None

Proposed Building Height: 1

Minimum Landscape Surface Ratio: 0.2



SURROUNDING ZONING AND LAND USE

Location	Land Use	Zoning
North	Attached Residential	RX
South	Light Industrial	LI
East	Detached Residential	R-3
West	Attached Residential	RX

INFRASTRUCTURE AVAILABILITY

WATER: Available from City of Franklin

SEWER: Available from City of Franklin

RECLAIMED WATER: Not Available

TRANSPORTATION

Site Access: Proposed development will create a through street that will connect to both adjoining roads.

Trip Generation: ADT of 160.

PROJECT MEETS FRANKLIN’S LAND USE PLAN: YES

GREENWAY/OPEN SPACE PLAN: N/A

HISTORIC DISTRICT GUIDELINES: N/A

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: This request is to rezone the properties along West Main Street and Rucker Avenue from GO and R-3 to RX to permit attached residential dwellings.

Land Use Plan Recommendations

The West Harpeth Character Area contains 6,120 acres located on the northwestern edge of the UGB. New Highway 96 West transverses the area, and Hillsboro Road is near the eastern boundary. The area is bound to the northeast by the Harpeth River and to the west and northwest by the West Harpeth River. The Central Franklin Character Area is to the east, and the Southall Character Area bounds the area to the south. [The southeastern portion of the Character Area is well established and fronts a portion of West Main Street west of Downs Boulevard.] The West Harpeth area will be an exemplary model for the way in which new development can be accommodated while preserving open space, sensitive environmental features and historic farmsteads. It will be an area of high quality guided by design standards and mixed-use developments. More specific to the West Main Street area within Special Area 2 of the West Harpeth Character Area, the Land Use Plan recommends that smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

Conditions of Approval:

1. Greenway Master Plan

As per page 5-112 thru 5-115, subsection 5.5.4 in the Franklin Zoning Ordinance developments with 10 or more dwelling units shall dedicate land to the city or in this case Fees in Lieu of will be applied.



2. Addressing

Applicant shall submit street names to Williamson County E-911 Center and to the City of Franklin Planning and Sustainability Department for approval.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Ordinance 2012-53 is recommended.

ORDINANCE 2012-53

TO BE ENTITLED "AN ORDINANCE TO REZONE ±3.87 ACRES FROM GENERAL OFFICE DISTRICT (GO) AND HIGH RESIDENTIAL DISTRICT (R-3) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTIES LOCATED AT 1720 WEST MAIN STREET AND 113 RUCKER AVENUE."

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 Office District (GO) and High Residential District (R-3) to Residential Variety District (RX):

Zoning Reference Number: 12-11:

Map-Group-Parcel	Acres
078P-A-18.00	2.37
078---20.00	1.5
TOTAL	3.87

Lying in the 5th Civil District of Williamson County, TN and consisting of parcels of property belonging to Teresa Z. Noland (Property Map 78P, Group A, Parcel 18) as described in Book 3060, Page 181 at the Register's Office of Williamson County, TN (R.O.W.C.) and to George R. Bentley, et ux (Property Map 78, Parcel 20) as described in Book 652, Page 507 (R.O.W.C.) and being more particularly described as follows: Beginning at an old iron rod in the west margin of Rucker Avenue and the northeast corner of Noland and Lot 12 of Rucker Subdivision (Plat Book 1, Page 71); thence from said point of beginning and with the west margin of Rucker Avenue South 07 degrees 17 minutes 02 seconds West 81.01 feet to a new iron rod; thence leaving said road margin and with Noland the following calls:
South 79 degrees 52 minutes 34 seconds West 251.50 feet to a new iron rod,
South 14 degrees 33 minutes 31 seconds East 119.00 feet to a new iron rod; thence continuing with Noland and on lines with Lot 12 of Rucker Subdivision the following calls:
South 58 degrees 50 minutes 36 seconds West 80.00 feet to an old iron pipe,
South 25 degrees 57 minutes 09 seconds East 46.97 feet to a new iron rod,
South 50 degrees 45 minutes 36 seconds West 14.40 feet to an old iron rod; thence leaving Noland and with Bentley and the west line of Lot 11 of Rucker Subdivision South 02 degrees 34 minutes 16 seconds West 175.38 feet to a new iron rod in the north margin of West Main Street; thence with said road margin the following calls:
South 60 degrees 44 minutes 50 seconds West 134.56 feet to a new iron rod,
South 62 degrees 55 minutes 16 seconds West 125.70 feet to a new iron rod; thence leaving said road margin and with Hardison Hills Subdivision the following calls:

North 03 degrees 18 minutes 59 seconds East 325.17 feet to an old iron rod,
North 81 degrees 57 minutes 08 seconds East 14.46 feet to an old iron rod,
North 05 degrees 50 minutes 48 seconds East 123.14 feet to an old iron rod,
North 06 degrees 35 minutes 50 seconds East 193.07 feet to an old iron rod,
North 86 degrees 15 minutes 06 seconds East 262.71 feet to an old iron rod; thence
leaving Hardison Hills Subdivision and with Lot 12 of Rucker Subdivision South 81
degrees 57 minutes 09 seconds East 196.12 feet to the point of beginning.

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:

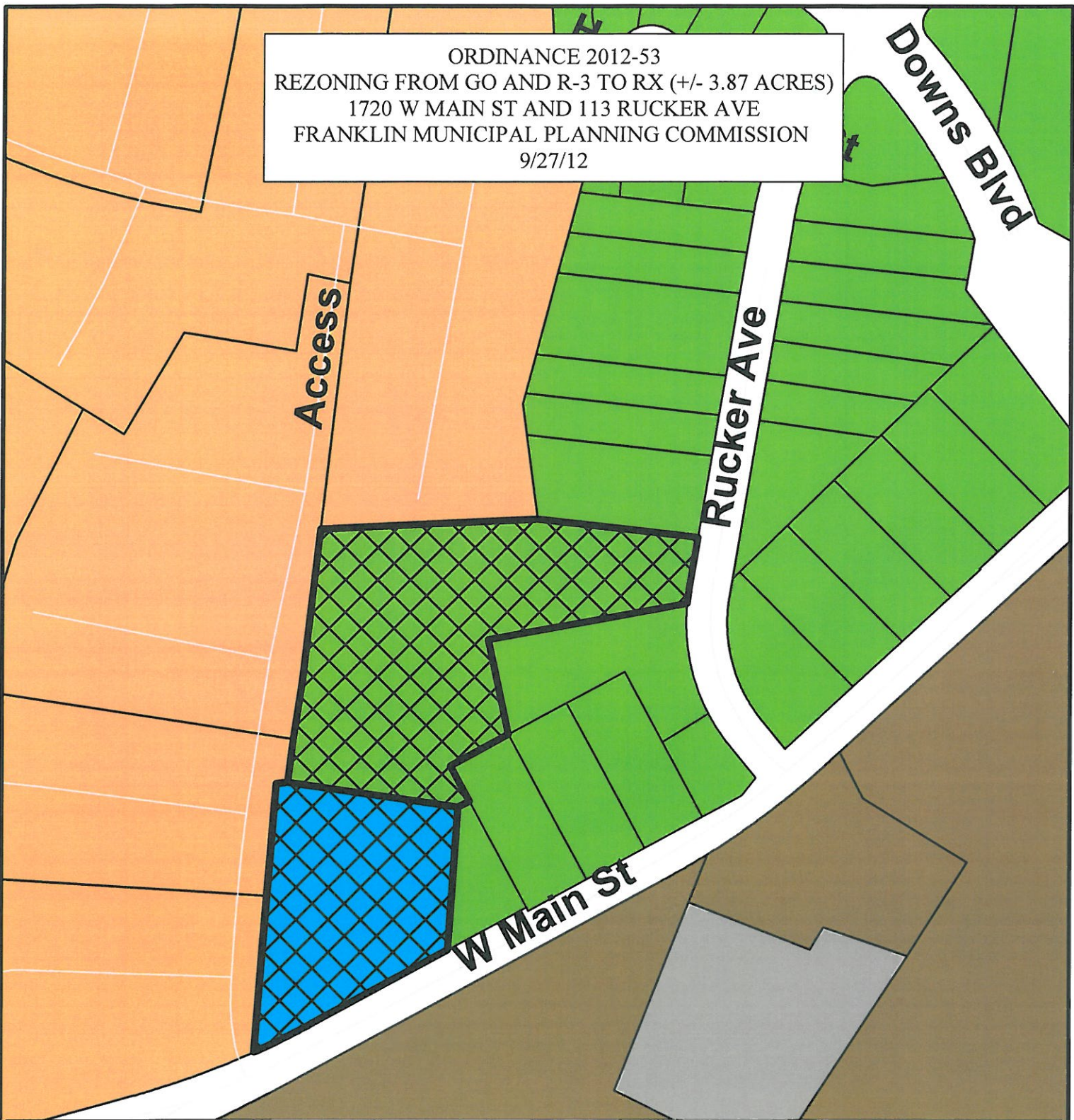
CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER














BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED:	<u>9/27/12</u>
PASSED FIRST READING:	_____
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____

ORDINANCE 2012-53
 REZONING FROM GO AND R-3 TO RX (+/- 3.87 ACRES)
 1720 W MAIN ST AND 113 RUCKER AVE
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 9/27/12



Legend

-  Rezoning Area
- 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

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