

**ORDINANCE 2013-06**

**TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 1.08 ACRES FROM CIVIC AND INSTITUTIONAL (CI) DISTRICT TO CENTRAL COMMERCIAL (CC) DISTRICT FOR THE PROPERTY LOCATED AT 510 COLUMBIA 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 are hereby, rezoned from its present zoning classification of Civic and Institutional District (CI) to Central Commercial District (CC):

Zoning Reference Number: 13-01:

Map-Group-Parcel	Acres
078C-H00100	±1.08
TOTAL	±1.08

PARCELA

Lying, located and being in the town of Franklin, in the Ninth (9) Civil District of Williamson County, in the State of Tennessee, and beginning at an iron pipe, set vertically in a block of concrete, R.P. Wells' northwest corner in the east margin of Columbia Avenue, said point of beginning being located one hundred and sixty and three-tenths (160-3/10) feet north eighty-one (81) degrees east from the southeast corner of the Public School building, thence south eighty-five (85) degrees east, with R.P. Wells' north boundary line, one hundred and sixty (160) feet to an iron pipe, set vertically in a block of concrete, in the west margin of Cummins Street; thence north seven (7) degrees east sixty-nine (69) feet to an iron pipe, set vertically in a block of concrete, at the intersection of west margin of Cummins Street with the southwest margin of Fifth Avenue, south; thence north thirty-four and one-half (34 1/2) degrees west, with the southwest margin of Fifth Avenue, south, two hundred and forty-five (245) feet to an iron pipe, set vertically in a block of concrete, at the intersection of the southwest margin of Fifth Avenue, south, with the east margin of Columbia Avenue, said point being located seventy-nine (79) feet south sixty and one-half (60 1/2) degrees west from the northwest corner of the Presbyterian Church building; thence south seven (7) degrees west, with the east margin of Columbia Avenue, two hundred and fifty-nine and five tenths (259-5/10) feet to the Point of Beginning, and containing twenty-six thousand three hundred and seventy (26,370) square feet, more or less, said lot or parcel of land being composed of two lots or parcels, the one conveyed to Walter A. Roberts by deed of R.P. Wells, bearing date March 18, 1913, and registered in Deed Book No. 35, at page 502, and the other deed of William W. Martin and wife Elizabeth H. Martin, bearing date June 29, 1915, and registered in Deed Book No. 39, at pages 127-8, both in the Register's Office of Williamson County, in the State of Tennessee, and reference is here made to said records for source of title, identification and further description.

PARCELB

Beginning at an iron pin located in the easterly right-of-way of Columbia Avenue and being the southwest corner of the United States of America property (U.S. Post Office) and the northwest corner of the herein described land; thence with the southerly line of the United States of America property S 81° 28' a distance of 166.45 feet to an iron pin located in the westerly right-of-way of Cummins Street; thence with the westerly right-of-way of Cummins Street S 11° 36' W a distance of 74.61 feet to an iron pin located at the northeast corner of the William Cude property and being the southeast corner of the herein described land; thence with Cude's northerly line N 82° 14' W a distance of 64.14 feet to an iron pin located in the northwest corner of the Cude property and the northeast corner of the Jane McCall Montague property (Tax Map 78C, Group H, Parcel 4); thence with Montague's northerly line N 81° 01' W a distance of 101.63 feet to an iron pin located in the easterly right-of-way of Columbia Avenue; thence with the easterly right-of-way of Columbia Avenue N 11° 04' E a distance of 74.65 feet to the Point of Beginning and containing 0.286 acres more or less.

PARCELC

Beginning at an iron pin located in the northerly right-of-way of Church Street and being the southwest corner of the William Cude property and the southeast corner of the herein described land; thence with the northerly right-of-way of Church Street N 61° 05' W a distance of 88.25 feet to an iron pin; thence northerly with a curve concave to the east having a radius of 28.50 feet a distance of 19.17 feet to an iron pin located in the easterly right-of-way of Columbia Avenue; thence with the easterly right-of-way of Columbia Avenue N 11° 04' E a distance of 71.16 feet to an iron pin located at the southwest corner of the Jane McCall Montague property (Tax Map 78C, Group H, Parcel 2) and the northwest corner of the herein described land; thence with Montague's southerly line S 81° 01' E a distance of 101.63 feet to an iron pin located at the northwest corner of the William Cude property; thence with Cude's westerly line S 09° 27' W a distance of 82.00 feet to the Point of Beginning and containing 0.192 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: \_\_\_\_\_  
Dr. Ken Moore  
Mayor

PLANNING COMMISSION RECOMMENDED APPROVAL: 1/24/13

PASSED FIRST READING: 2/12/13

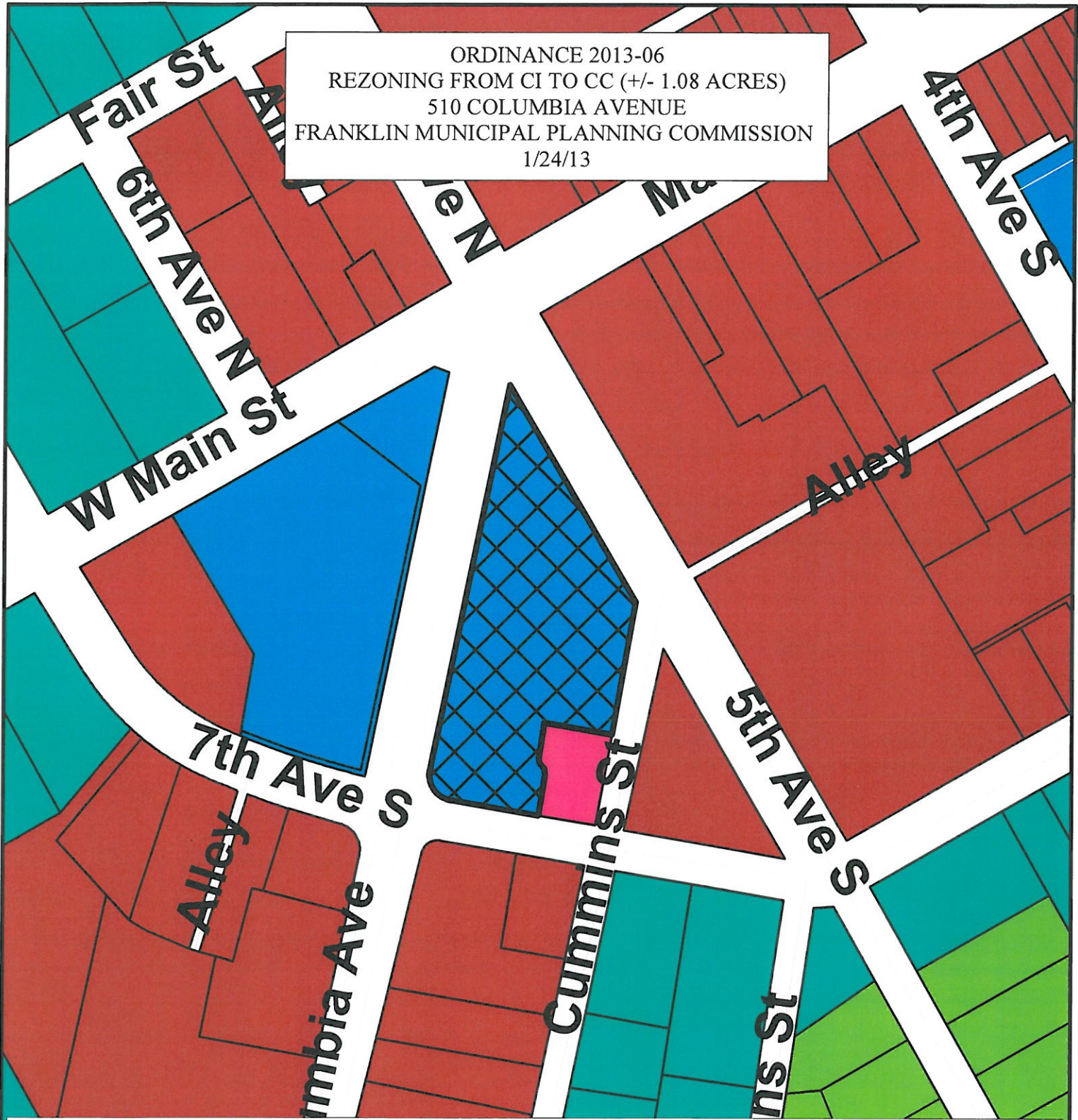
PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_




















PASSED THIRD READING: \_\_\_\_\_



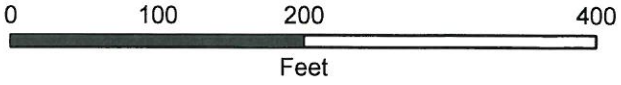
ORDINANCE 2013-06  
 REZONING FROM CI TO CC (+/- 1.08 ACRES)  
 510 COLUMBIA AVENUE  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 1/24/13



**Legend**

- |   |   |
|---|---|
|  510 Columbia Avenue                |  GO General Office District          |
| <b>Zoning</b>   |  CC Central Commercial District      |
|  AG Agricultural District           |  NC Neighborhood Commercial District |
|  ER Estate Residential              |  GC General Commercial District      |
|  R-1 Residential District           |  MN Neighborhood Mixed-Use District  |
|  R-2 Residential District           |  ML Local Mixed-Use District         |
|  R-3 Residential District           |  MX Regional Mixed-Use District      |
|  Historic Core Residential District |  LI Light Industrial District        |
|  RX Residential Variety             |  HI Heavy Industrial District        |
|  OR Office Residential District     |  CI Civic and Institutional District |

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# FMPC / Administrative Project Application

Department of Planning and Sustainability

**Applicant Information:**

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

<b>Name:</b>	Brad Baumgartner		
<b>Title:</b>	Planning Assistant		
<b>Organization:</b>	City of Franklin Planning & Sustainability Department		
<b>Phone:</b>	(615) 5506734	<b>Fax:</b>	
<b>Email:</b>	brad.baumgartner@franklintn.gov		
<b>Street:</b>	109 3rd Ave. S , Franklin		
<b>State:</b>	TN	<b>Zip:</b>	37064

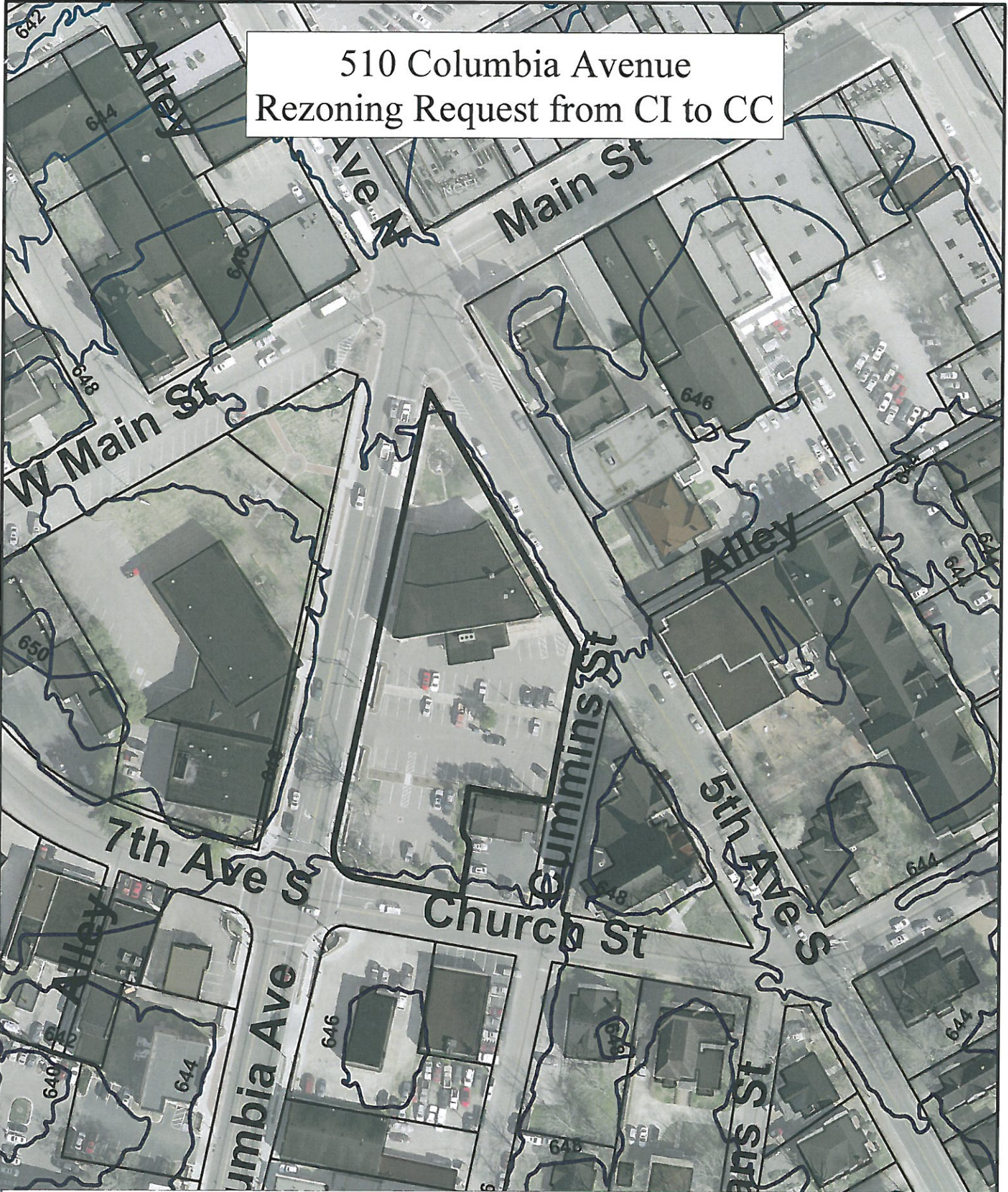
**Project Information**

<b>Applicant's Proposed Name of Project:</b>	510 Columbia Avenue		<b>Address of Property:</b>	510 Columbia Ave			
<b>Subdivision:</b>	NA	<b>Section:</b>	NA	<b>Revision:</b>	NA	<b>Lot(s):</b>	NA
<b>Site Area:</b>	1.08 Acres	<b>Site Square Footage:</b>	47,045	<b>Map, Group, and Parcel:</b>	078C-H00100		
<b>Current Base Zoning District:</b>	CI Civic and Institutional District	<b>Existing Nonresidential Building Square Footage:</b>	0	<b>Total Requested Dwelling Units:</b>	0		
<b>Proposed Base Zoning Classification (if applicable):</b>	CC Central Commercial District	<b>Total Requested Nonresidential Building Square Footage:</b>	0	<b>Total Number of Lots (including open space):</b>	1		

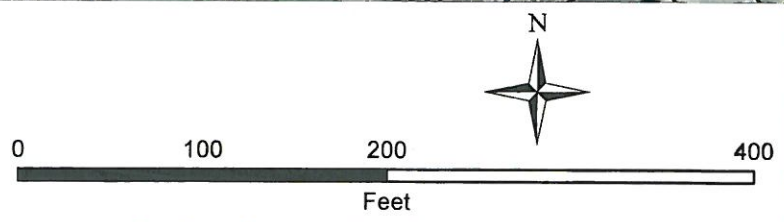
<b>Project Type:</b> 02) Rezoning	<b>Proposed Use(s) (check all that apply):</b>	<b>Development Standard:</b>
	<input type="checkbox"/> Attached Dwelling <input type="checkbox"/> Detached Dwelling <input type="checkbox"/> Group Homes <input checked="" type="checkbox"/> Nonresidential: <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Office <input checked="" type="checkbox"/> Institutional (church, school) <input type="checkbox"/> Industrial <input type="checkbox"/> Other:	<input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Traditional  <b>Character Area Overlay:</b> <u>CFCO Central Franklin Character Area Overlay District</u>  <b>Other Applicable Overlays:</b> <u>CAO Columbia Avenue Overlay District</u> <u>HPO Historic Preservation Overlay District</u>



510 Columbia Avenue  
Rezoning Request from CI to CC



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# MEMORANDUM

February 1, 2013

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 2013-06, an ordinance to rezone ± 1.08 acres from Civic Institutional (CI) to Central Commercial (CC) for the property located at 510 Columbia Avenue (Five Points Building)

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 1.08 acres from Civic Institutional (CI) to Central Commercial (CC) for the property located at 510 Columbia Avenue (Five Points Building).

**Background**

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 8-0 vote at the January 24, 2013, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Civic and Institutional
Proposed Land Use	Retail / Civic and Institutional
Existing Zoning	CI
Proposed Zoning	CC
Acreage	1.08 acres
Development Standard	Traditional
Character Area Overlay	CFCO-1
Other Applicable Overlays	CAO-1
Water Utility District	City of Franklin
Minimum Landscape Surface Ratio	.10 in CC

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



**LAND USE PLAN RECOMMENDATIONS**

The Central Franklin Character Area is approximately 4,000 acres and is centrally located in Franklin. The area contains a wide mix of land uses. The predominant use is residential; however, commercial retail, institutional, office and limited industrial areas are mixed in the area. The most diverse area is the historic downtown core which contains uses of all categories. The area has a historic commercial character. Commercial, institutional and residential structures at a scale of 2 to 3 stories exist. Buildings have a strong relationship to the street frontage and are scaled to the pedestrian.

Commercial uses are to be concentrated in this area to promote a vibrant downtown core while protecting the residential character of the surrounding area. Existing civic and institutional uses are encouraged to remain and future civic and institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the area.

**PROJECT BACKGROUND:**

This rezoning request is made for the property at 510 Columbia Avenue in order to accommodate possible retail and office uses on the property. As the Land Use Plan recommendations note above, the Central Commercial (CC) Base Zoning District is the most appropriate base zone for this property to accommodate these use types and would match the zoning of similar properties along Main Street and 5<sup>th</sup> Avenue South.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Favorable recommendation to the BOMA;

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval of Ordinance 2013-06 is recommended.