




# MEMORANDUM

March 29, 2013

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 2013-12, an Ordinance to rezone ± 0.96 acres from Low Residential (R-1) District to Residential Variety (RX) District for the property 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 (R-1) District to Residential Variety (RX) District for the property at 711 Hillsboro Road.

**Background**

This ordinance was favorably recommended to the BOMA by the Planning Commission with a 8-0 vote at the March 28, 2013, FMPC Meeting. The project information and comments from the FMPC staff report are included below.

PROJECT INFORMATION	
Existing Land Use	Residential Single Family
Proposed Land Use	Residential Single Family
Existing Zoning	R-1
Proposed Zoning	RX
Acreage	0.96 acres
Development Standard	Conventional
Character Area Overlay	CFCO-4
Other Applicable Overlays	NA
Water Utility District	City of Franklin
Minimum Landscape Surface Ratio	0.10 in RX

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



**LAND USE PLAN RECOMMENDATIONS**

The Central Franklin Character Area is approximately 4,000 acres and is centrally located in Franklin. The primary development pattern of Special Area CFCO-4 is conventional. The Hillsboro Road area mostly consists of established, detached residential subdivisions with homes on larger lots. Neighborhoods reflect a low to medium density. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of these areas. A limited amount of attached residential, civic and institutional uses are also present.

Remaining infill that occurs on properties in this area will reflect the existing character. These areas will remain important gateways and corridors into Central Franklin. Residential uses, including both detached and attached residential, will remain the predominant land use in the future. Future commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Future commercial uses should be permitted at the intersection of Hillsboro Road and Del Rio Pike.

Established single family residential uses along Hillsboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged.

**PROJECT BACKGROUND:** This rezoning request is made for the property at 711 Hillsboro Road in order to accommodate one additional detached single family dwelling unit on the property. As the Land Use Plan recommendations note above, compatible infill development is appropriate for this special area and the RX Zoning District can accommodate this request under current zoning requirements.

**PROJECT REVIEW**

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

**COMMENTS:** None;



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# MEMORANDUM

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**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval of Ordinance 2013-12 is recommended.

**ORDINANCE 2013-12**

**TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 0.96 ACRES FROM LOW RESIDENTIAL (R1) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT 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 1 (R1) to Residential Variety (RX):

Zoning Reference Number: 13-04:

Map-Group-Parcel	Acres
063G-G00900	±0.96
TOTAL	±0.96

**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 said 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 said Lot No. 2, acquired by Crawford et ux, under the deed above referred to.

Being the same property conveyed to J.H. Beasley and wife, Norine Hussey Beasley by deed from C.A. Bogbie and wife, Ethel P. Bogbie, dated June 14, 1948, recorded in Deed Book 86, Page 248, said Register's Office. Norine Hussey Beasley having since died and property passed to her husband, J.H. Beasley as surviving tenant by entirety. J.H. Beasley (a/k/a James Hiram Beasley, Sr.) having since died intestate, property now vested in his children, James Hiram Beasley, Jr. and Thomas Larry Beasley.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 711 Hillsboro Road, Franklin, TN 37064.

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: 3/28/2013

PASSED FIRST READING: \_\_\_\_\_

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

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

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

ORDINANCE 2013-12  
 REZONING FROM R-1 TO RX (+/- .96 ACRES)  
 711 HILLSBORO ROAD  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 3/28/13

Granville Rd




















Hillsboro Rd

Joel Cheek Blvd

Harrow Ln

711 HILLSBORO RD

**Zoning**

- |   |   |
|---|---|
|  711 HILLSBORO RD                   |  GO General Office District          |
|  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        |
|   |  CI Civic and Institutional District |

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