



HISTORIC
FRANKLIN
TENNESSEE

ITEM #7
WRKS 06/11/13

MEMORANDUM

June 11, 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 2013-17, An Ordinance to Rezone ±1.45 Acres From Office Residential District (OR) to Residential Variety District (RX) for the Property Located at 1319 West Main Street.

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding an ordinance to rezone ±1.45 acres from Office Residential District (OR) to Residential Variety District (RX) for the property located at 1319 West Main Street.

Background

This text amendment was favorably recommended (4-3) by the Planning Commission at the May 23, 2013 FMPC meeting.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Attached Residential
Existing Zoning	OR
Proposed Zoning	RX
Acreage	1.45 acres
Development Standard	Traditional
Character Area Overlay	CFCO-8
Other Applicable Overlays	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Institutional	CI
South	Office	OR
East	Institutional/Attached	OR/RX
West	Office	OR

LAND USE PLAN RECOMMENDATIONS
The area consists of a mixed use commercial corridor with traditional neighborhoods to the east along West Main Street and surrounding areas. Institutional uses, such as Williamson County Administration offices, are found within the area. Located to the east along West Main Street is the historic Hincheyville neighborhood. Over time, the area has



developed with a unique mix of land uses. Buildings mostly reflect a low intensity and scale. The area now provides an important role of providing services for the surrounding neighborhoods. Future development should respect the residential character of the surrounding area.

West Main Street will remain an important gateway and corridor into Central Franklin.

West Main Street has developed with smaller scale residential, commercial, civic and institutional uses. These existing uses are considered to be compatible with surrounding uses. Over time, additional redevelopment is likely to occur with similar types of uses. The eclectic mix of uses such as neighborhood retail and restaurants should remain, as they make this area unique to Franklin. Attached residential uses and accessory dwellings are appropriate in the area.

The West Main corridor should follow standards for traditional areas.

- Development standards derived from the adopted Columbia Avenue Overlay district will further apply along the corridor. These standards will be unique to West Main, as the area differs in character from Columbia Avenue.
- Buildings should reflect a lesser intensity and scale. Buildings will be at a scale of 1-2 stories in height.
- Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view.
- Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.

PROJECT BACKGROUND:

This request is to rezone the property at 1319 West Main Street from OR to RX to permit attached dwellings.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval.

COMMENTS: None;

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.
2. Fifteen (15) half-size copies of the 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.



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MEMORANDUM

***PROJECT CONSIDERATIONS:**

1. None;

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of Ordinance 2013-17 is recommended.

ORDINANCE 2013-17

TO BE ENTITLED "AN ORDINANCE TO REZONE ±1.45 ACRES FROM OFFICE RESIDENTIAL DISTRICT (OR) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTY LOCATED AT 1319 WEST MAIN STREET."

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 Office Residential District (OR) to Residential Variety District (RX):

Zoning Reference Number: 13-08:

Table with 2 columns: Map-Group-Parcel, Acres. Rows: 078J-B01300 (1.45), TOTAL (1.45)

Beginning at an Iron Pin Found (IPF) in the southerly right of way of West Main Street, said IPF being the northeast corner of White Family LP, as recorded in Deed Book 1757, Page 458, Register of Williamson County (R.O.W.C.); thence, with said right of way, N 52 deg. 00' 00" E, 124.53 feet to an Iron Pin Set (IPS) at the northwest corner of Joseph Willoughby, as recorded in Deed Book 761, Page 849, R.O.W.C.; thence, with Willoughby, S 38 deg. 09' 29" E, 459.10 feet to an IPS; thence, S 16 deg. 07' 00" W, 155.30 feet to an IPS at the southeast corner of said White Family; thence, N 38 deg. 00' 00" W, 550.10 feet to the point of beginning. Containing 1.45 acres, more or less, as surveyed this 29th day of August, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS # 1859.

Being the same property conveyed to J. Gary Owen, James L. Ferguson, Jr., A. Jeff Bethurum and W. Patrick Williams, as tenants in common, by deed of James C. Maupin, ALine Bushnell and James (Jay) William Maupin of record in Book 256, page 545, Register's Office of Williamson County, Tennessee. By QuitClaim Deed of record in Book 803, page 812, said Register's Office, J. Gary Owen created a tenancy by the entirety in J. Gary Owen and wife, Anne B. Owen with regard to his interest in the subject property.

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.

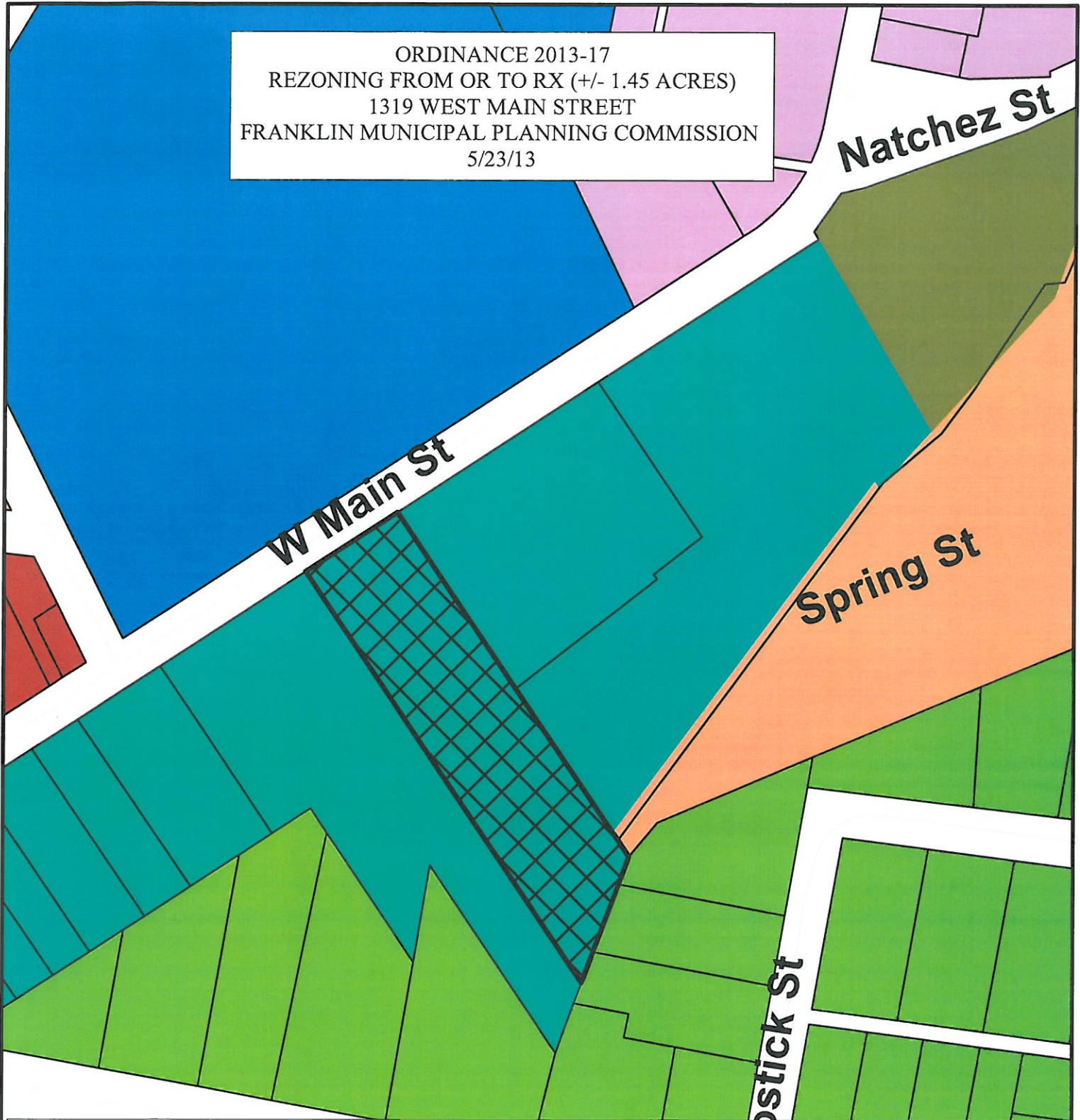
ATTEST: CITY OF FRANKLIN, TENNESSEE

BY: ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER




















BY: DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED: 5/23/13
PASSED FIRST READING:
PUBLIC HEARING HELD:
PASSED SECOND READING:
PASSED THIRD READING:

ORDINANCE 2013-17
 REZONING FROM OR TO RX (+/- 1.45 ACRES)
 1319 WEST MAIN STREET
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/23/13



Legend

-  1319 West Main Street
- 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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