



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #6  
WRKS 06/11/13

# MEMORANDUM

May 31, 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 2013-21, An Ordinance to Rezone ±36.00 Acres From Local Mixed-Use District (ML) to Civic and Institutional District (CI) for the Property Located at 1228 Liberty Pike.

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding an ordinance to rezone ±36.00 acres from Local Mixed-Use District (ML) to Civic and Institutional District (CI) for the property located at 1228 Liberty Pike.

**Background**

This text amendment was unanimously recommended (7-0) by the Planning Commission at the May 23, 2013 FMPC meeting.

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Institutional
Existing Zoning	ML
Proposed Zoning	CI
Acreage	36.00 acres
Development Standard	Either
Character Area Overlay	MECO-4
Other Applicable Overlays	HHO

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant	GC
South	Office/Utilities	GO/CI
East	Vacant/Utilities	County/CI
West	Vacant	ML



**LAND USE PLAN RECOMMENDATIONS**

This area encompasses 6,680 acres and two major interchanges with I-65: Cool Springs Boulevard and Murfreesboro Road, and part of a third interchange, at Moores Lane. The McEwen Drive interchange is also proposed. It is bound on the north by the UGB, to the west by the Berrys Chapel and Central Franklin Character Areas, to the south by the Harpeth River, and to the east by the Seward Hall Character Area. 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. This area is clearly the major economic engine for the City.

The Carothers Parkway area is the backbone of a major employment corridor and is planned for connection to Murfreesboro Road to the south. This corridor is enhanced by landscaped medians and landscaped parking lots.

**SPECIAL AREA 4**

1. A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended, either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses).
2. 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.
3. Local Retail may be located as a transitional land use between the Regional Retail and surrounding residential neighborhoods.
4. Attached Residential is also appropriate as a transition to residential uses to the east.
5. All —big box retail shall be located west of I-65.

**PROJECT BACKGROUND:** This request relates to the rezoning of the property at 1228 Liberty Pike, by the City of Franklin, and will contain the future Columbia State Community College (CSCC). Over the past year, the City has worked with representatives from CSCC to prepare for eventual construction on the site. Since the site will contain an institutional use, the City is rezoning the property to CI, the most appropriate district for this use.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval.

**COMMENTS:** None;

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval of Ordinance 2013-21 is recommended.

**ORDINANCE 2013-21**

**TO BE ENTITLED “AN ORDINANCE TO REZONE ± 36.00 ACRES FROM LOCAL MIXED-USE DISTRICT (ML) TO CIVIC AND INSTITUTIONAL DISTRICT (CI) FOR THE PROPERTY LOCATED AT 1228 LIBERTY PIKE.”**

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 Local Mixed-Use District (ML) to Civic and Institutional District (CI):

Zoning Reference Number: 13-09:

Map-Group-Parcel	Acres
079---04009	36.00
TOTAL	36.00

PROPERTY DESCRIPTION  
LOT 2

BEING A CERTAIN TRACT OF LAND IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE BOUNDED ON THE NORTH BY PICK, EAST BY WILLIAMS AND FRANKLIN, SOUTH BY LIBERTY PIKE AND WEST BY KNOLL TOP LANE AND BEING FURTHER DESCRIBED AS FOLLOWS.

BEGINNING ON AN IRON ROD (OLD), IN THE NORTH RIGHT-OF-WAY OF LIBERTY PIKE AND THE EAST RIGHT-OF-WAY OF KNOLL TOPP LANE, SAID ROD BEING S 77 DEG. 51' E - 1315 FEET FROM THE INTERSECTION OF CAROTHERS PARKWAY AND LIBERTY PIKE AND ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE, WITH THE EAST RIGHT-OF-WAY OF KNOLL TOPP LANE, FOR THE NEXT FIVE CALLS:  
NORTH 15 DEG. 55' 14" EAST - 115.01 FEET TO AN IRON ROD (OLD);  
ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 755.75 FEET, AN ARC LENGTH OF 689.62 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 30 DEG. 28' 31" EAST - 358.11 FEET TO AN IRON ROD (OLD);  
ALONG AN ARC TO THE LEFT WITH A RADIUS OF 883.00 FEET, AN ARC LENGTH OF 912.46 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 15 DEG. 25' 33" EAST - 872.40 FEET TO AN IRON ROD (OLD);  
ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 705.00 FEET, AN ARC LENGTH OF 215.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 05 DEG. 15' 49" WEST - 214.17 FEET TO AN IRON ROD (OLD) IN THE SOUTH LINE OF N.R. PICK PROPERTIES, LLC (DB 1443, PG 735);

THENCE, WITH THE SOUTH LINE OF PICK, SOUTH 83 DEG. 00' 45" EAST - 1568.97 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST OF THE CITY OF FRANKLIN (DB 580, PG 648);

THENCE, WITH CITY OF FRANKLIN AND JOHN R. WILLIAMS, SR. (DB 755, PG 61), SOUTH 07 DEG. 12' 29" WEST - 454.35 FEET TO AN IRON ROD (OLD) IN THE NORTH RIGHT-OF-WAY LIBERTY PIKE;

THENCE, WITH THE NORTH RIGHT-OF-WAY LIBERTY PIKE FOR THE NEXT FIVE CALLS:  
NORTH 87 DEG. 07' 06" WEST - 120.95 FEET TO AN IRON ROD (OLD);  
ALONG AN ARC TO THE LEFT WITH A RADIUS OF 755.75 FEET, AN ARC LENGTH OF 689.62 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 66 DEG. 44' 59" WEST - 665.94 FEET TO AN IRON ROD (OLD);  
SOUTH 40 DEG. 37' 04" WEST - 628.42 FEET TO AN IRON ROD (OLD);  
ALONG AN ARC TO THE RIGHT WITH A RADIUS OF 532.93 FEET, AN ARC LENGTH OF 609.37 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 73 DEG. 22' 12" EAST - 576.71 FEET TO AN IRON ROD (OLD);  
NORTH 73 DEG. 51' 51" WEST - 240.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.002 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ANY COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

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:

\_\_\_\_\_

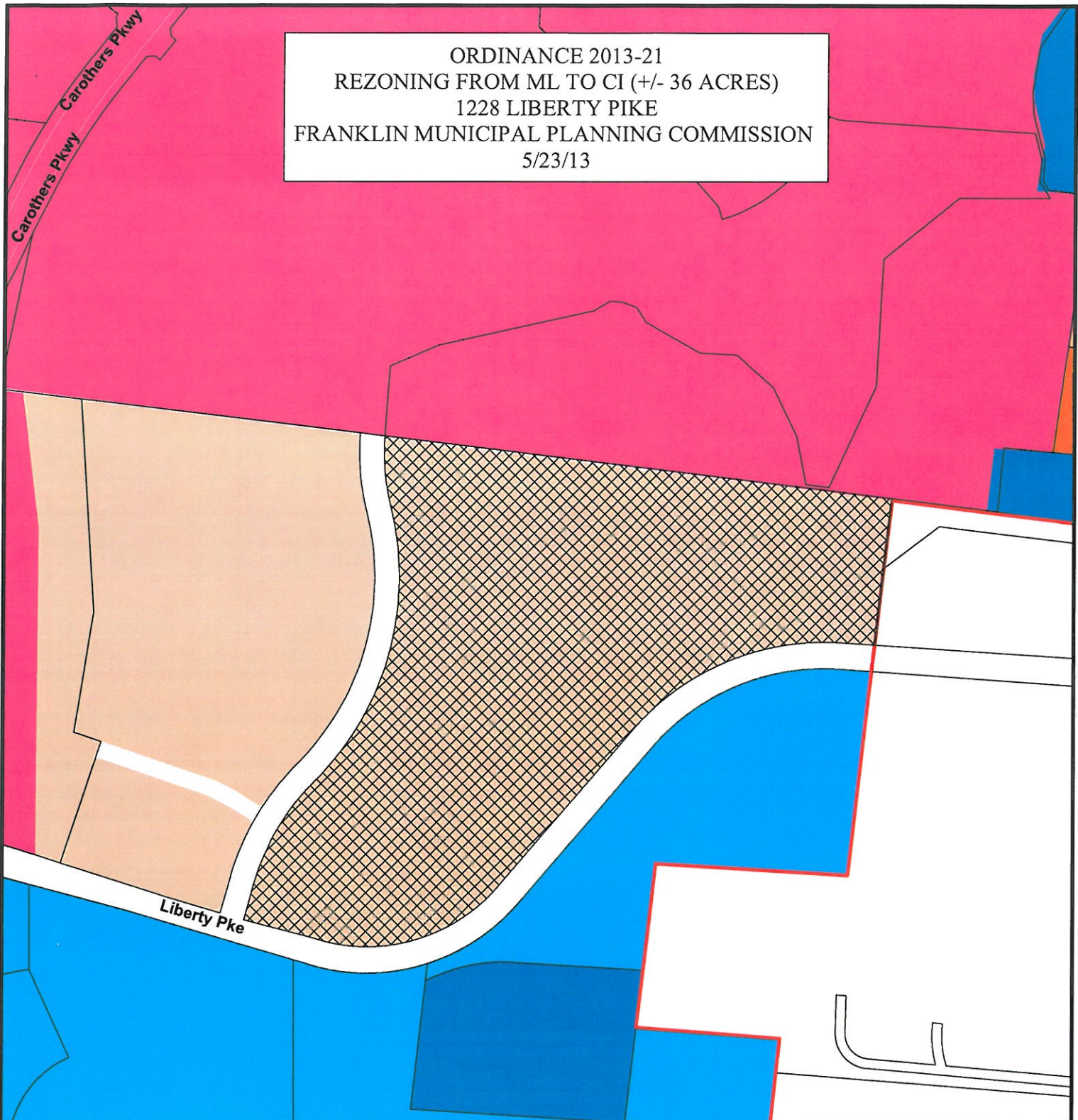
PASSED SECOND READING:

\_\_\_\_\_











PASSED THIRD READING:

\_\_\_\_\_

ORDINANCE 2013-21  
 REZONING FROM ML TO CI (+/- 36 ACRES)  
 1228 LIBERTY PIKE  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 5/23/13



**Legend**

-  1228 Liberty Pike
- 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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