



HISTORIC
FRANKLIN
TENNESSEE

ITEM #12
WRKS
08/13/13

MEMORANDUM

August 2, 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
Brad Baumgartner, Planning Assistant

SUBJECT: Ordinance 2013-36, A Rezoning Request For 121 And 123 Ralston Lane From Medium Residential (R-2) To Residential Variety (RX) On 3.75 Acres

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a rezoning request for 121 and 123 Ralston Lane from Medium Residential (R-2) to Residential Variety (RX) on 3.75 acres.

Background

Please see attached FMPC Report for the Background on this project.

This rezoning request was recommended unanimously (7-0) by the Planning Commission at the July 25, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning is recommended.

ORDINANCE 2013-36

TO BE ENTITLED “AN ORDINANCE TO REZONE ±3.75 ACRES FROM MEDIUM RESIDENTIAL DISTRICT (R-2) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTIES LOCATED AT 121 AND 123 RALSTON LANE.”

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 Medium Residential District (R-2) to Residential Variety District (RX):

Zoning Reference Number: 13-10:

Map-Group-Parcel	Acres
079---00500	2.13
079---00400	1.62
TOTAL	3.75

Beginning on the west margin of Ralston Lane (R.O.W. 60-feet) also being the southeast corner of Jean S. Hall as recorded in deed book 5851 Page 865, R.O.W.C; thence, North 80 degrees 59 minutes 03 seconds West, a distance of 435.00 feet to a point being the northern property line of Hickory Ridge Subdivision as recorded in plat book 7, page 102, R.O.W.C.; thence North 9 degrees 15 minutes 33 seconds East, a distance of 379.62 feet to a point being the eastern property line of Ridgemont Place Subdivision as recorded in plat book 9, page 53, R.O.W.C.; thence South 79 degrees 22 minutes 38 seconds East, a distance of 439.46 feet to a point being the southern property line of Rose Marie S. Fitzgerald; thence along said Ralston Lane R.O.W. South 9 degrees 56 minutes 11 seconds West, a distance 367.34 feet to the POINT OF BEGINNING

Containing 163,276 square feet or 3.75 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:

7-25-13

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ordinance 2013-36, An Ordinance to Rezone +/- 3.75 Acres from R-2 (Medium Residential District) to RX (Residential Variety District)

LOCATION: 121 and 123 Ralston Lane

APPLICANT: John Haas, Edge

OWNER: Tyler Ring, Ralston Franklin, LLC

TYPE OF REVIEW: Rezoning

RECOMMENDATION: Favorable Recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Detached Residential
Proposed Land Use	Detached Residential
Existing Zoning	R-2
Proposed Zoning	RX
Acreage	3.75 acres
Development Standard	Conventional
Character Area Overlay	CFCO-4
Other Applicable Overlays	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Detached Residential	R-2
<i>South</i>	Detached Residential	R-2
<i>East</i>	Detached Residential	R-3
<i>West</i>	Detached Residential	R-2

LAND USE PLAN RECOMMENDATIONS

The Central Franklin Character Area will continue to function as the central core having a unique quality that capitalizes on the history of the area and the diversity of the land uses. The area's small-town identity will be preserved by making attention to massing and scale a priority. Neighborhoods and existing residential uses will be protected by providing a consistent appearance and quality within and outside the Historic Preservation Overlay.

Compatible infill development is encouraged in the downtown core with attention to context sensitive design, particularly with respect to existing residential uses and structures. The area will include a diversity of housing choices, including mixed income housing.

The Conventional Design Concept is applied to areas within Central Franklin to the north and east of the downtown core that have been developed more recently, and consist of predominantly residential neighborhoods with a conventional pattern. The Hillsboro Road and Murfreesboro Road areas consist of established, detached residential subdivisions with units on larger lots. A limited amount of attached residential, civic and institutional uses are also present.

The Hillsboro Road and Murfreesboro Road areas consist 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. Established single family residential uses along Hillsboro Road, Liberty Pike and Murfreesboro Road should be preserved and commercial intrusion and attached residential uses should be discouraged. The area should follow standards for conventional areas. New infill and redevelopment in the area will be mostly conventional to respect the character of established conventional area, with a conventional development pattern.

PROJECT BACKGROUND: This request is to rezone the properties at 121 and 123 Ralston Lane from R-2 to RX to permit residential densities as proposed through the PUD Development Plan process. Please see the recommendations above that apply to this Special Area from the Franklin Land Use Plan.

PROJECT REVIEW

STAFF RECOMMENDATION: Favorable Recommendation to BOMA.

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.

***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.**

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

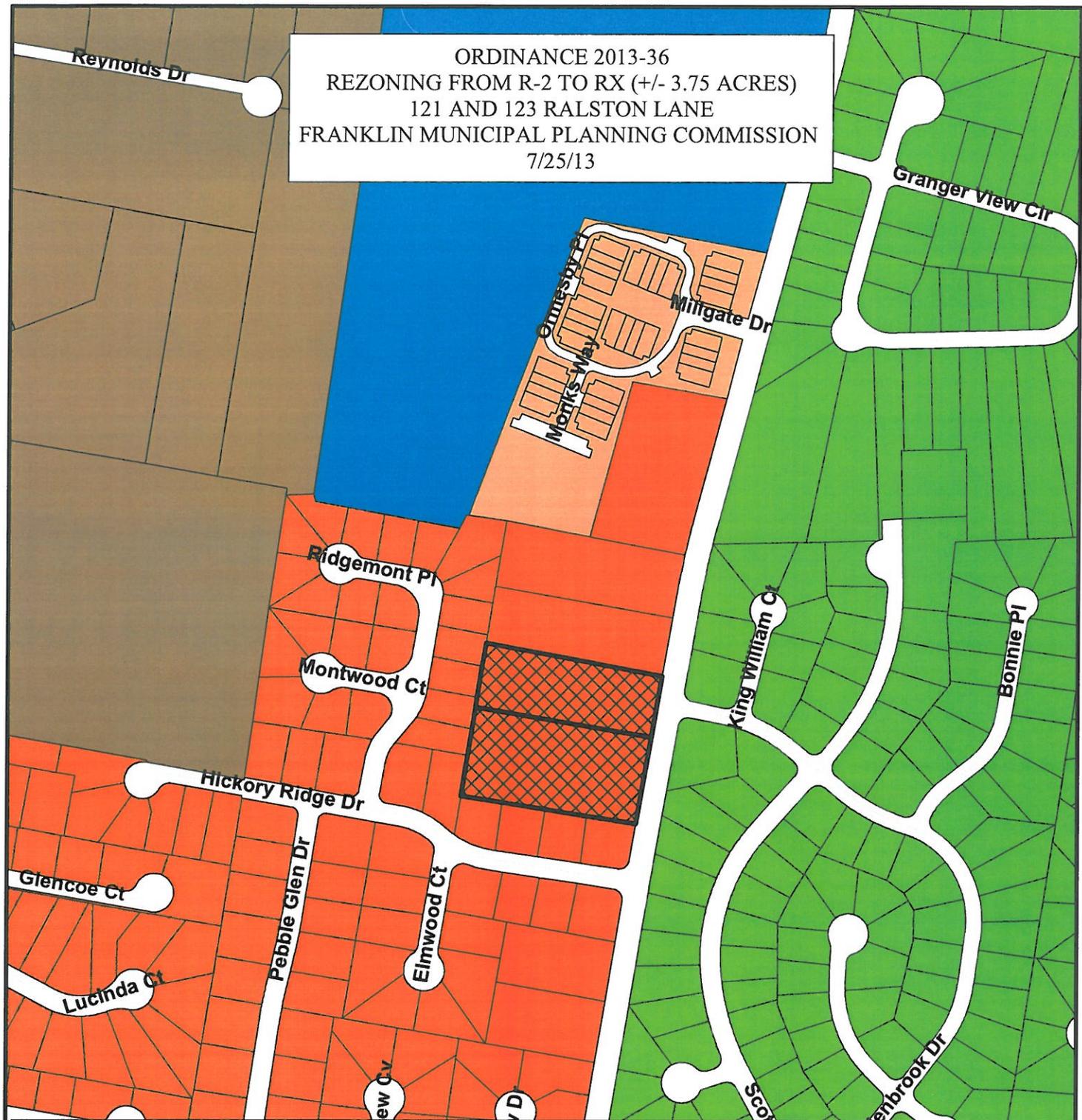
If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

ORDINANCE 2013-36
 REZONING FROM R-2 TO RX (+/- 3.75 ACRES)
 121 AND 123 RALSTON LANE
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/25/13



Legend

- | | |
|--|---|
|  121 and 123 Ralston Lane |  GO General Office District |
| Zoning |  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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