




HISTORIC
FRANKLIN
TENNESSEE

ITEM #11
WRKS
08/27/13

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

SUBJECT: Ordinance 2013-38, a rezoning request for 1416 Columbia Avenue from Central Commercial District (CC) to Residential Variety District (RX) on 0.39 acres

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a rezoning request for 1416 Columbia Avenue from Central Commercial District (CC) to Residential Variety District (RX) on 0.39 acres.

Background

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

This rezoning request was recommended for disapproval 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 2013-38

TO BE ENTITLED "AN ORDINANCE TO REZONE ±.39 ACRES FROM CENTRAL COMMERCIAL DISTRICT (CC) TO RESIDENTIAL VARIETY DISTRICT (RX) FOR THE PROPERTY LOCATED AT 1416 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 is hereby, rezoned from its present zoning classification of Central Commercial District (CC) to Residential Variety District (RX):

Zoning Reference Number: 13-13:

Map-Group-Parcel	Acres
078J-G02601	.39
TOTAL	.39

TRACT A

A Lot or parcel of land located in the City of Franklin, Ninth (9th) Civil District of Williamson County, Tennessee being within the Corporate Limits of the Town of Franklin, described as follows:

BEGINNING at an iron pin corner at the intersection of the South margin of Fairground Dr. and the west margin of U.S. Highway 31, Columbia Hwy; thence with said margin of Hwy 31 H. 9 deg. 00' 00" E 115.0 feet to an iron pin; thence leaving said margin with a line N 80 deg. 21' 20" W 150.00 feet to an iron pin; thence S 9 deg. 00' 00" W 115 feet to an iron pin in the South margin of Fairground of Dr.; thence along said margin S 80 deg. 31' 20" E 150.00 feet to the point of beginning containing 0.3960 acres more or less.

SPECIFICALLY INCLUDING a 12' ingress and egress easement located on the rear of the 0.3960 acre +/- being S 80 deg. 21' 20" E 21 feet from the Northwest corner to the centerline of said easement and S 80 deg. 21' 20" E 13.50' from the Southwest corner to the centerline of said easement.

Being the same property conveyed to D. Tate Matthews a married person, by deed from Sean Stroud and of record in Instrument No./ Book 4598 Page 123 Register's Office for Williamson County Tennessee.

TRACT B

Being Lot No. 18 on the Plan of Jackson Lake Section 1 of record in Plat Book 29 Page 70 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to D. Tate Mathews and wife Jennifer J. Mathews by deed from Tennessee Valley Homes, Inc. of record in Book 2328 page 590 Register's Office for Williamson County, Tennessee.

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 DISAPPROVAL: 7/25/13

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ordinance 2013-38, An Ordinance to Rezone +/- .39 Acres from CC (Central Commercial District) to RX (Residential Variety District)

LOCATION: 1416 Columbia Avenue

APPLICANT: Daniel Woods, The Addison Group

OWNER: Tate Mathews

TYPE OF REVIEW: Rezoning

RECOMMENDATION: Favorable Recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Commercial
Proposed Land Use	Attached Residential
Existing Zoning	CC
Proposed Zoning	RX
Acreage	.39 acres
Development Standard	Traditional
Character Area Overlay	CFCO-7
Other Applicable Overlays	CAO 3 - Commercial Transition

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	CC
<i>South</i>	Commercial	NC
<i>East</i>	Detached Residential/Commercial	R-3/NC
<i>West</i>	Light Industrial (Storage Units)	CC

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 area consists of a mixed use commercial corridor with traditional neighborhoods that surround. Commercial and institutional uses are located along Columbia Avenue. The area is contiguous to the downtown core and is positioned to receive additional redevelopment and infill in the future. Future development should reflect the character of the area, including traditional elements found in the downtown core. Columbia Avenue will remain an important gateway and corridor into Central Franklin. Columbia Avenue has developed with mix of commercial, civic, institutional and residential uses. Located to the south of Fowlkes Street is a node of important historic and civic uses that includes the Carter House and Williamson County Community Services Center. Future uses will include commercial, but retail is limited to local and neighborhood retail. Attached and detached residential and civic and institutional uses are considered appropriate. Accessory dwellings are appropriate in the area. The Columbia Avenue corridor should follow standards for traditional areas. The four block area extending south on Columbia Avenue from Five Points to Fowlkes Street and the existing mixed use area on the block north of Downs Boulevard are contemplated as Mixed-Use Centers.

PROJECT BACKGROUND: This request is to rezone the property at 1416 Columbia Avenue from CC 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

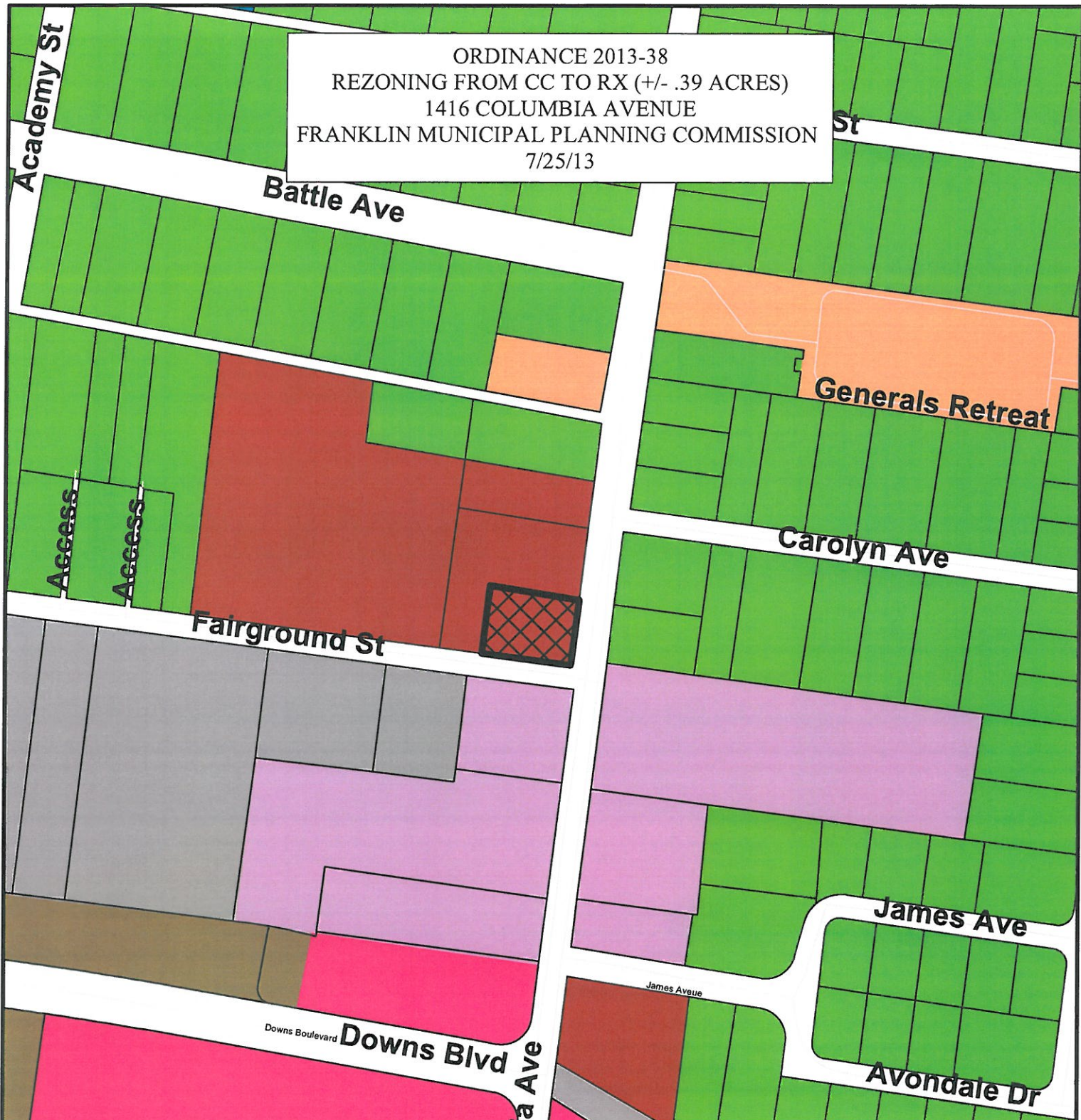
If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection 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 2013-38
 REZONING FROM CC TO RX (+/- .39 ACRES)
 1416 COLUMBIA AVENUE
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 7/25/13



Legend

-  1416 Columbia Avenue
- 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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