



HISTORIC
FRANKLIN
TENNESSEE

ITEM #6
WRKS
09/10/13

MEMORANDUM

August 23, 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 2013-13, a rezoning request for 1034 & 1035 Windcross Court from General Commercial District (GC) to Residential Variety District (RX) on 11.21 acres

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a rezoning request for 1034 & 1035 Windcross Court from General Commercial District (GC) to Residential Variety District (RX) on 11.21 acres.

Background

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

This rezoning request was recommended for approval unanimously (7-0) by the Planning Commission at the August 22, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning is recommended.

ORDINANCE 2013-13

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 11.21 ACRES FROM GENERAL COMMERCIAL (GC) DISTRICT TO RESIDENTIAL VARIETY (RX) DISTRICT FOR THE PROPERTIES LOCATED AT 1034 & 1035 WINDCROSS COURT."

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described properties shall be, and are hereby, rezoned from their present zoning classification of General Commercial (GC) to Residential Variety (RX):

Zoning Reference Number: 13-05:

Map-Group-Parcel	Acres
062G-00600	±5.84
062G-00700	±5.37
TOTAL	±11.21

Legal Descriptions:

Lot 10: Subdivision, as record in Plat Book 26, page 93, in the Register's Office for Williamson County, Tennessee, to which the plan reference is hereby made for a more complete description.

Lot 11: Being Lot 11, on the Plan of Aspen Grove, Section Q, as shown on the plat of record in Plat Book 14, page 46, in the register's Office of Williamson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

8/22/13

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ordinance 2013-13, An Ordinance to Rezone +/- 11.21 Acres
from General Commercial (GC) to Residential Variety (RX)

LOCATION: 1034 and 1035 Windcross Court

APPLICANT: Greg Gamble, Gamble Design Collaborative

OWNER: Windcross Development LLC

TYPE OF REVIEW: Rezoning

RECOMMENDATION: Favorable Recommendation to BOMA

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Attached Residential
Existing Zoning	GC
Proposed Zoning	RX
Acreage	11.21 acres
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	None
Minimum Landscape Surface Ratio	.10 in RX

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

LAND USE PLAN RECOMMENDATIONS

The McEwen Character Area encompasses 6,680 acres and four major interchanges: I-65, Cool Springs Boulevard, McEwen Drive, Murfreesboro Road, and part of a fourth interchange, at Moores Lane. 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 the principal location for attached residential and the major economic engine for the City.

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). 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.

PROJECT BACKGROUND:

This rezoning is requested for the property at 1034 and 1035 Windcross Court in order to allow attached residential units. The properties are currently vacant sites accessed only by Windcross Court. As the Land Use Plan recommendations note above, this character area is an appropriate location for attached residential dwellings.

PROJECT REVIEW

STAFF RECOMMENDATION:

Favorable Recommendation to BOMA.

COMMENTS:

Modifications of Standards do not apply to the rezoning application (Sheet C1.0 reference) and are only applicable to the PUD Development Plan.

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

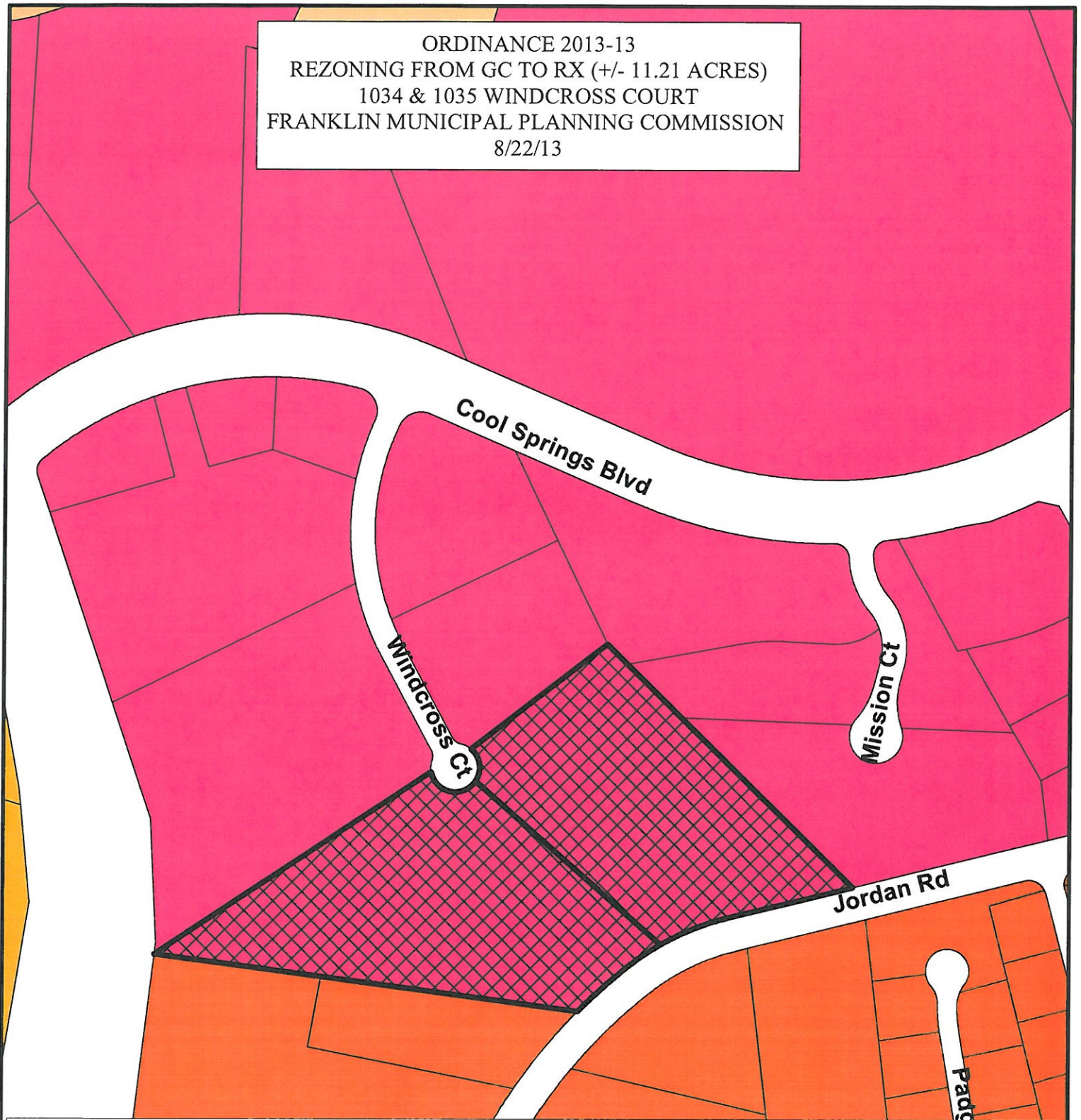
If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection 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 2013-13
 REZONING FROM GC TO RX (+/- 11.21 ACRES)
 1034 & 1035 WINDCROSS COURT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/22/13



 1034 & 1035 Windcross Court

Zoning

 AG Agricultural District	 GO General Office District
 ER Estate Residential	 CC Central Commercial District
 R-1 Residential District	 NC Neighborhood Commercial District
 R-2 Residential District	 GC General Commercial District
 R-3 Residential District	 MN Neighborhood Mixed-Use District
 Historic Core Residential District	 ML Local Mixed-Use District
 RX Residential Variety	 MX Regional Mixed-Use District
 OR Office Residential District	 LI Light Industrial District
	 HI Heavy Industrial District
	 CI Civic and Institutional District

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