

ORDINANCE 2007-20  
 ZONE 26.52 ACRES AG  
 FMPC 5/24/07

Zoning Reference Number 07-10



**Zoning**

ER-Estate Residential	NC-Neighborhood Commercial
LR-Low Residential	CC-Central Commercial
MR-Medium Residential	GC-General Commercial
HR-High Residential	IC-Interstate Commercial
GR-General Residential	PC-Planned Commercial
PR-Planned Residential	LI-Light Industrial
AG - Agricultural	HI-Heavy Industrial
OR-Office Residential	HO-Height Overlay
GO-General Office	HP-Historic Preservation
PO-Planned Office	Population Density



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**ORDINANCE 2007-20  
(AS AMENDED)**

**TO BE ENTITLED, “AN ORDINANCE TO ZONE THE MONTICELLO SUBDIVISION HILLSBORO ROAD AREA TO AG, AGRICULTURE, CONSISTING OF 26.52 ACRES, LOCATED EAST OF HILLSBORO ROAD, 730 FEET NORTH OF FULTON GREER 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, zoned AG:

Commencing at the east right-of-way line of Hillsboro Road and the north right-of-way line of Fulton Greer Lane, thence north 730 feet along the east right-of-way line of Hillsboro Road to the southeast corner of Parcel 27, “A”, Map 0520, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also the point of beginning.

Zoning Reference Number: 07-10:

Map-Parcel	Acres
0520-A27.00	26.52
Total	26.52

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached Location Map shall serve the purpose of delimiting the geographical boundaries as described by this Ordinance.

SECTION IV: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect immediately upon passage.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
JAMES R. JOHNSON  
CITY ADMINISTRATOR

BY: \_\_\_\_\_  
THOMAS R. MILLER  
MAYOR

PLANNING COMMISSION RECOMMENDED DEFERRAL FOR 90 DAYS:	2/22/07
PLANNING COMMISSION RECOMMENDED APPROVAL:	5/24/07
PASSED FIRST READING	7/10/07
PUBLIC HEARING HELD:	8/14/07
PASSED SECOND READING:	8/14/07
PASSED THIRD AND FINAL READING (AS AMENDED):	9-11-07

**ORDINANCE 2007-20, TO BE ENTITLED, "AN ORDINANCE TO ZONE THE MONTICELLO SUBDIVISION HILLSBORO ROAD AREA TO AG, AGRICULTURE, CONSISTING OF 26.52 ACRES, LOCATED EAST OF HILLSBORO ROAD, 730 FEET NORTH OF FULTON GREER LANE."**

**RECOMMENDATION**

At its May 24, 2007, meeting, the Franklin Municipal Planning Commission recommended approval of Ordinance 2007-20. The staff recommends that the effective date of the ordinance needs to be revised from September 1, 2007, to October 1, 2007.

**STAFF REPORT  
SEPTEMBER 11, 2007**

**PLANNING DEPARTMENT COMMENTS**

**Overview**

This item was deferred from the February FMPC to the May meeting. The Monticello Subdivision Hillsboro Road area consists of the linear parcel with one single-family dwelling fronting Hillsboro Road, just west of the Monticello homes. The AG zoning district is recommended based on lot size, existing use, and the Land Use Plan. The Plan shows conservation (which recommends very little development) across this parcel due to the presence of 100-year floodplain.

**FMPC MINUTES FROM FEBRUARY 22, 2007, ITEM 33**

Mr. Jay Johnson, City Administrator, stated that the next three items were linked. The staff was recommending annexation because the property was vacant. If the Planning Commission chose to defer items 31, 32 and 33 for 90 days, that was fine with him.

Mr. Barnhill moved to defer items 31, 32, and 33 for 90 days, and the motion was seconded, and it passed unanimously.

**FMPC MINUTES FROM MAY 24, 2007, ITEM 34**

City Administrator Johnson stated that the City recommended the Agriculture (AG) zoning as this property was undeveloped.

Chairman Hathaway asked for citizen comments.

Mr. Jay Wade, of 123 Jefferson in the Monticello Subdivision, stated that the property on this item was across the street from his address. He stated his concerns about the proposed Agriculture (AG) zoning and requested that it be zoned for residential uses only

Mr. Steve Kuhn, of 311 Monticello Road, and past president of the Monticello HOA, stated that his concern was that a major retail development would be built when Mack Hatcher was extended.

Mr. Reynolds moved to recommend approval of Ordinance 2007-20 to the Board of Mayor and Aldermen, Mr. Barnhill seconded the motion.

Mrs. Croop asked if the staff had discussed a different zoning besides AG.

Mr. Gerth stated that the AG zoning was the most restrictive zoning that the City had. Based on the lot size, the existing use, and the Land Use Plan, the long-term intention was to maintain the semi-rural character of that area. Any new development would have to go through the rezoning process.

Mrs. Croop asked if Estate Residential would provide more protection.

Mr. Gerth stated that he thought a good practice was to zone the property AG and allow anyone interested in developing the property to request a different zoning. Ultimately, the staff would like to see a concept plan for that entire area, and that would be the most advantageous to everyone. Ms. Lewis echoed Mrs. Croop's sentiments and hoped there would be sensitivity from the Planning Commission and the Board of Mayor and Aldermen for the citizens' concerns in this area. With the motion having been made and seconded to recommend approval of Ordinance 2007-20 to the Board of Mayor and Aldermen, it passed unanimously.

#### **DRAFT BOMA MINUTES FROM JULY 10, 2007, ITEM 23**

*Alderman Lewis moved for approval with comment. Seconded by Alderman McLendon.*

Alderman Lewis noted Mr. Wade spoke before the Planning Commission. She understands his concern and asks any future development be simpatico and with Mack Hatcher and be mindful of what the property owners will be looking at.

*Motion carried unanimously.*

#### **DRAFT BOMA MINUTES, AUGUST 14, 2007, ITEM 14 (2<sup>ND</sup> READING, PUBLIC HEARING)**

With no comments forthcoming, the Mayor declared the Public Hearing closed

*Alderman Lewis moved for approval. Seconded by Alderman McLendon. Motion carried unanimously.*

#### **Existing Land Uses and Zoning**

Single-family; Williamson County zoning.

#### **Surrounding Land Uses and Zoning**

North: Single-family; PR 2.90 (Fieldstone Farms Subdivision).

South: Open space; PR 0.4 (Cheekwood Subdivision).

East: Single-family; Williamson County zoning (Monticello Subdivision).

West: Institutional; ER (Christ Community Church).

#### **Character Areas and Special Area**

Berrys Chapel, Special Area 5

### **Franklin Land Use Plan Recommendations**

The vision of Berrys Chapel is that the area between Franklin and Hillsboro Roads will be maintained with a semi-rural character. This will be an area where preservation and protection of the natural scenic beauty created by hillsides, hilltops, viewsheds and watersheds is integrated with high-quality land planning and architectural design to retain and enhance the community character [p. 55]. Special Area 5 recommendations are as follows:

1. The character of this area is largely developed.
2. New development shall reflect the existing character.

### **CONTACTS**

	<b>Applicant</b>	<b>Planning Department Contact</b>
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