



HISTORIC
FRANKLIN
TENNESSEE

ITEM #6
WRKS 07/27/2010

MEMORANDUM

July 22, 2010

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 2010-55, Breezeway School Rezoning

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding the rezoning of 22.7 acres from Low Residential (R-1) to Civic Institutional (CI) for the Breezeway Elementary School. (Ordinance 2010-55)

Background

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Civic/Institutional
Existing Zoning	R-1
Proposed Zoning	CI
Acreage	22.7 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	119,500
Proposed Open Space	Formal Open Space: 1.13 acres Informal Open Space: N/A Total Open Space: 1.13 acres
Physical Characteristics	The northern half of the site is in the HHO Buffer. Areas of substantial slope are located in the northwestern and northeastern corners of this site.
Character Area Overlay/ Development Standard	SWCO-5/Conventional
Other Applicable Overlays	HHO Buffer
Proposed Building Height	33 feet
Minimum Landscape Surface Ratio	.4, Conventional Area Standard



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant	R-1
South	Single Family Residential	Williamson Co. Zoning
East	Estate Residential	R-1
West	Single Family Residential	R-1/Williamson Co. Zoning

INFRASTRUCTURE AVAILABILITY	
Water	Provided by Milcrofton Utility District
Sewer	Available, with a short extension from an existing pump station
Reclaimed Water	Not available

TRANSPORTATION	
Site Access	Access provided from Clovercroft Road
Trip Generation	Not provided

DIFFERENCES BETWEEN R-1 (EXISTING) AND CI (PROPOSED) ZONING DISTRICTS
<p>R-1 District purpose is to:</p> <ul style="list-style-type: none"> a) Provide for low-density detached residential development; b) Protect environmentally sensitive areas, such as floodplains and steep slopes; and c) Provide conditions and standards to help ensure the compatibility of new development with surrounding large-lot neighborhoods.
<p>CI District purpose is to:</p> <ul style="list-style-type: none"> a) Accommodate civic, quasi-public, parks, recreational facilities, open space, and institutional uses that may have a substantial land use impact or traffic-generating potential; b) Preserve the character and quality of surrounding neighborhoods with development that is compatible in scale, appearance, and other relevant features, with surrounding development; c) Mitigate traffic impacts through traffic impact analyses and design to maintain or improve current level of services; and d) Locate civic and institutional uses in relation to any approved city plans and policies.

LAND USE PLAN RECOMMENDATIONS

This site is located in the Seward Hall Character Area, Special Areas 4 and 5. The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of more than 10,590 acres and is the largest Character Area. The north and east boundaries of Seward Hall are the limits of the UGB.

Appropriate uses in this area include residential and compatible civic institutional uses



such as fire stations, libraries, parks and schools that are developed pursuant to a Master Plan. Institutional uses may have substantial impact on the surrounding area. The introduction of any institutional uses should preserve the character and quality of surrounding neighborhoods with development that is compatible in scale, appearance, and other relevant features, with surrounding development. Proposed institutional uses should mitigate traffic impacts through traffic impact analyses and design to maintain or improve current level of services.

PROJECT MEETS FRANKLIN'S	LAND USE PLAN:	Yes
	GREENWAY/OPEN SPACE PLAN:	N/A
	HISTORIC DISTRICT GUIDELINES:	N/A

PROJECT BACKGROUND:

This site (Breezeway Section 3) is currently approved for 29 dwelling units. The applicant is requesting to rezone this property from Low Residential (R-1) to Civic and Institutional (CI) in order to construct an approximately 119,500 square foot elementary school on this site.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning is recommended.

ORDINANCE 2010-55

ORDINANCE 2010-55, TO BE ENTITLED "AN ORDINANCE TO REZONE 22.7 ACRES FROM LOW RESIDENTIAL (R-1) TO CIVIC AND INSTITUTIONAL (CI) FOR PROPERTY LOCATED ALONG CLOVERCROFT ROAD AND WEST OF BAYHILL CIRCLE."

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 Low Residential (R-1) to Civic and Institutional (CI):

Zoning Reference Number: 10-05:

Map--Parcel	Acres
61—9.03	22.7
TOTAL	22.7

Located in the 14th Civil District of Williamson County, Tennessee. Bound on the north by JPS Properties, Inc., a Tennessee Corporation (Deed Book 1846, Page 935) and Breezeway Subdivision, Section I (Plat Book P51, Page 128); on the east by Herbert Drive and Breezeway Subdivision, Section 4 (Plat Book P48, Page 42) and Bay Hill Drive; on the south by Clovercroft Road; and on the west by David R. Pace, & wife, Michella C. Pace (Deed Book 2309, Page 392) and Dean G. Fulton & wife, Jennifer L. Fulton (Deed Book 1474, Page 228) and Byron Stansfield & wife, Rosemary Stansfield (Deed Book 3142, Page 958).

Beginning at an iron pin set at the intersection of the north right-of-way of Clovercroft Road, approximately 40.79 feet off the centerline, and the west right-of-way of Bayhill Circle, approximately 38.7 feet off the centerline, said point being the southeast corner of this property and the POINT OF BEGINNING; thence with the north right-of-way of Clovercroft Road, S-05°24'28"-W, 10.79 feet to an iron pin set, approximately 30 feet off the centerline; thence continuing with the north right-of-way of Clovercroft Road N-84°35'32"-W, 652.80 feet to an iron pin set; thence with a curve to the left having a radius of 1,630.00 feet, and a chord bearing and distance of S-89°52'17"-W, 314.51 feet, for an arc length of 315.00 feet to an iron pin found, being the SW corner of this tract; thence, leaving said right-of-way and running with the east line of Pace and Fulton, respectively, N-04°33'07"-E, a total distance of 546.38 feet to an iron pin found; thence with the east line of Stansfield N-05°38'25"-E, 392.83 feet to an iron pin found, being the NW corner of this tract; thence with the south line of JSP Properties, S-81°03'28"-E, 500.75 feet to an iron pin found; thence continuing with the south line of JSP Properties S-80°45'05"-E, 373.86 feet to an iron pin found; thence S-81°52'02"-E, 325.09 feet to an iron pin found, being the NE corner of this tract; thence with the SW line of Lot 97, Section I, Breezeway S-44°18'12"-E, 229.27 feet to an iron pin found on the west right-of-way of Herbert Drive; thence running with the west right-of-way of Herbert Drive, with a curve to the left having a radius of 695.00 feet, and a chord bearing and distance of S-23°05'08"-W, 123.91 feet, for an arc length of 124.07 feet to a brass monument found; thence with a curve to the right having a radius of 23.50 feet, and a chord bearing and distance of S-

68°44'13"-W, 25.78 feet, for an arc length of 27.29 feet; thence with a curve to the right with a radius of 548.00 feet, and a chord bearing and distance of S-79°51'43"-E, 35.73 feet, for an arc length of 35.73 feet to a brass monument found; thence S-08°16'11"-W, 40.00 feet to a brass monument found; thence with a curve to the right having a radius of 23.50 feet, and a chord bearing and distance of S-26°51'45"-E, 38.44 feet to a brass monument found; thence with a curve to the left having a radius of 695.00 feet, and a chord bearing and distance of S-23°05'08"-W, 119.21 feet, for an arc length of 119.35 feet to an iron pin set; thence leaving the right-of-way of Herbert Drive and running with the north and west lines of Breezeway, Section 4, Lots 127 through 130, respectively, along a curve to the left having a radius of 361.41 feet, and a chord bearing and distance of S-58°35'21"-W, 448.54 feet, for a total arc length of 483.87 feet to an iron pin set; thence with the southwest line of Lot 130 S-69°48'34"-E, 137.18 feet to an iron pin set on the west right-of-way of Herbert Drive; thence with the west right-of-way of Herbert Drive and a curve to the left having a radius of 215.00 feet, and a chord bearing and distance of S-12°50'56"-W, 54.95 feet, for an arc length of 55.10 feet to a brass monument found; thence with a curve to the right having a radius of 25.00 feet, and a chord bearing and distance of S-43°14'57"-W, 30.61 feet, for an arc length of 32.94 feet to the pin at the beginning; containing 989,772.74 square feet or 22.72 acres, more or less.

Included in the above described tract, but expressly excluded there from, is a Water Booster Station Site to be deeded to Milcrofton Utility District as follows: Commencing at the SW corner of the above described tract; thence running into the above described tract N-38°24'11"-E, 80.18 feet for a Point of Beginning, being the SW corner of this tract; thence continuing within the above described tract N-01°36'21"-E, 55.00 feet to a point, being the NW corner of this tract; thence S-88°23'39"-E, 80.00 feet to a point, being the NE corner of this tract; thence S-01°36'21"-W, 55.00 feet to a point, being the SE corner of this tract; thence N-88°23'39"-W, 80.00 feet to the point at the beginning; containing 4,400 square feet or 0.10 acre, more or less; leaving a net area of 985,372 square feet or 22.62 acres, more or less, for the above described tract.

The above described tract is subject to a 20' Wide Sewer Force Main Easement, a Sanitary Sewer Lift Station, a 30' Wide Gas Transmission Line Easement, the previously described Water Booster Station Site and Access to said site to be dedicated at a future date, and all other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

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 STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
JOHN SCHROER
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



H I S T O R I C
F R A N K L I N
T E N N E S S E E

July 7, 2010

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator
Shauna Billingsley, City Attorney
Catherine Powers, Director, Planning and Sustainability

SUBJECT: Timeline for Williamson County School District –
New Elementary School in Breezeway Subdivision

PURPOSE

The purpose of the accelerated timeline (attached) is to assure that a proposed new school in Breezeway subdivision can be processed in a manner to allow school opening in August 2011, while also meeting the City of Franklin's zoning approval process. The attached timeline will accommodate a thorough review of the zoning and the site plan for the project including compliance with provisions for a neighborhood meeting, public notice and the public hearing before the Board of Mayor and Aldermen.

BACKGROUND

The Williamson County School District has been searching for a site to place a school on the east side of Franklin for several months to alleviate overcrowding conditions in other schools. A few months ago, the District evaluated a parcel needing sewer access in the County. The School District did not move forward with that site but chose to concentrate on a site within Franklin, served by sewer. This site is located on 2.27 acres on the west side of the Breezeway Development. The proposed school will be the same design as the school currently being constructed in Westhaven.

The School District has a need to open this school in August 2011. The City desires to accommodate this need but also needs to assure Franklin's procedural integrity is maintained. The recommended timeline will assure that the needs of both entities are met.

FINANCIAL IMPACT

None associated with this project.

RECOMMENDATION

That the Board of Mayor and Aldermen endorse the Timeline entitled, **Approval Process and Timeline for New "Breezeway" School Williamson County School District.**

**APPROVAL PROCESS AND TIME LINE
FOR NEW "BREEZEWAY" SCHOOL
WILLIAMSON COUNTY SCHOOL DISTRICT**

The following is a proposed scenario for consideration of the school to be located in the Breezeway subdivision:

- | | |
|-------------|--|
| July 6 | Applicant must submit request for rezoning and concept plan. A map of the area and written legal description must be provided as part of the submittal. |
| July 9 | Publish for July 27 th BOMA meeting |
| July 1 – 16 | Applicant shall schedule neighborhood meeting to take place prior to July 22 nd . Applicant is responsible for mailing letters at least one week in advance of the neighborhood hearing. Meeting must be conducted at a location near the site and transcripts submitted to Planning. |
| July 13 | Applicant must submit Regulating and Site Plan for August 26 th Planning Commission.
Applicant to submit Building Permit to Codes for review. |
| July 22 | Plan Commission considers rezoning and concept plan.
Recommends approval or denial to BOMA. |
| July 27 | First reading for rezoning at BOMA – concept plan considered. |
| August 10 | Second reading for rezoning and public hearing at BOMA – concept plan considered. |
| August 24 | Third reading for rezoning and second reading of concept plan at BOMA
MUST BE APPROVED OR AUGUST 26 PLAN COMMISSION CAN NOT TAKE PLACE. |
| August 26 | Planning Commission Review of Regulating and Site Plan. Building Permit provided. |

This schedule assumes all required information submitted on schedule and accurate, vote on the items the same night as the work session and no deferrals.