



MEMORANDUM

August 3, 2010

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *ES*
 Vernon Gerth, Assistant City Administrator for Community and Economic Development
 Catherine Powers, Planning and Sustainability Director

SUBJECT: Ordinance 2010-38, Rezoning request for property located at 415 and 417 Eddy Lane from Medium Residential (R-2) to Residential Variety (RX)

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a rezoning request from Medium Residential (R-2) to Residential Variety (RX) of 0.7 acres located at 415 and 417 Eddy Lane. (Ordinance 2010-38)

Background

The applicant requests to rezone this property from Medium Residential (R-2) to Residential Variety (RX) in order to construct an additional single family dwelling unit on this site. The two existing lots are not large enough to create 3 new lots that meet the minimum lot size requirements for the R-2 Zoning District. The applicant has requested a rezoning in order to create a new single family lot. Since two duplexes are already located on the existing lots, the applicant must request a rezoning to RX (Residential Variety). RX is the only residential zoning district where attached residential units are an allowed use. The applicant is requesting a total density of five (5) units; four (4) are existing.

PROJECT INFORMATION	
Existing Land Use	Attached Residential
Proposed Land Use	Attached and Detached Residential
Existing Zoning	R-2
Proposed Zoning	RX
Acreage	0.7 acres
Proposed Number of Lots	3
Proposed Dwelling Units	5
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Topography: Flat, no slopes over 2% Vegetation: N/A Other: N/A
Character Area Overlay/ Development Standard	CFCO-4/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	3 stories
Minimum Landscape Surface Ratio	.10



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-2
<i>West</i>	Detached Residential	R-2

INFRASTRUCTURE AVAILABILITY	
Water	Water available from the City of Franklin along Lucinda Court;
Sewer	Sewer available from the City of Franklin along Lucinda Court;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Eddy Lane, Major Collector Lucinda Court, Local Street
Trip Generation	Traffic Impact Study not required.

DIFFERENCES BETWEEN R-2 (EXISTING) AND RX (PROPOSED) ZONING DISTRICTS
<p>R-2 District purpose is to:</p> <ul style="list-style-type: none"> a) Provide for moderate-density 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 neighborhoods.
<p>RX District purpose is to:</p> <ul style="list-style-type: none"> a) Provide for both detached and attached residential dwellings; b) Provide for a variety of housing options and densities within the city; c) Protect environmentally sensitive areas, such as floodplains and steep slopes; d) Provide for compact development to protect open spaces; and e) Provide conditions and standards to help ensure the compatibility of new development with surrounding neighborhoods.
LAND USE PLAN RECOMMENDATIONS
<p>This site is located in the Central Franklin Character Area, Special Area 4. This special area is to the north and east of the downtown core and has been developed more recently compared to the rest of Central Franklin, consisting of predominantly residential neighborhoods. The character of this area is primarily conventional, with a conventional or suburban development pattern. New infill and redevelopment in the area will be mostly conventional to respect the character of the established conventional area. Neighborhoods reflect a low to medium density. Residential uses, including both detached and attached residential, will remain the predominant land use in the future.</p>

This rezoning request was unanimously recommended onto the Board of Mayor and Alderman by a vote of 8 to 0 at the July 22, 2010, of the Franklin Municipal Planning Commission meeting.



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Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the proposed rezoning is recommended.

ORDINANCE 2010-38

ORDINANCE 2010-38, TO BE ENTITLED "AN ORDINANCE TO REZONE 0.7 ACRES FROM MEDIUM RESIDENTIAL (R-2) TO RESIDENTIAL VARIETY (RX) FOR PROPERTY LOCATED ALONG EDDY LANE BETWEEN GLENCOE COURT AND LUCINDA COURT."

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

Zoning Reference Number: 10-03:

Map--Parcel--Group	Acres
78D—67.03—B	.35
78D—67.04—B	.35
TOTAL	.7

Being land in the 9th Civil District of Williamson County, Franklin Tennessee, Being lots 4 and 5 as of record in Plat Book 8, Page 114, R.O.W.C., and being the land conveyed to Mildred Paunee Thompson as of record in Deed Book 1076, Page 952, R.O.W.C.. Being generally located on the north side of Lucinda Court and on the east side of Eddy and being more particularly described as follows:

Beginning at an existing iron pin at the southwesterly corner of said lot 4 at the intersection of the easterly right-of-way line of Eddy Lane and the northerly right-of-way line of Lucinda Court;

Thence, with said easterly right-of-way line of Eddy Lane the following calls:

N 09°22'22" E, a distance of 63.99' to a P.K. nail set;

N 09°21'15" E, a distance of 66.57' to an existing iron pin 5/8" on the southerly line of lot 8 Glencoe Meadows as of record in Plat Book 12, Page 2, R.O.W.C.;

Thence, with the southerly line of lot 8 Glencoe Meadows S 79°49'17" E, a distance of 236.03' to an existing iron pin 1/2" at the northwesterly corner of Lot 1 Winchester Estates Section 2 as of record in Plat Book 9, Page 84. R.O.W.C.;

Thence, with the westerly line of said Lot 1 Winchester Estates Section 2 the following calls:

S 09°27'08" W, a distance of 61.38' to a set iron pin & cap;

S 09°17'43" W, a distance of 63.99' to a set iron pin & cap on the northerly right-of-way line of Lucinda Court;

Thence, with said northerly right-of-way line of Lucinda Court. N 81°04'50" W, a distance of 235.99'; which is the point of beginning.

Having an area of 30,193 square feet or 0.69 of an acre 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: _____
JOHN C. SCHROER
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 7/22/10

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____