



# MEMORANDUM

October 12, 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 2010-66, Rezoning request for property located at 4408 South Carothers Road from Medium Residential (R-2) to Residential Variety (RX) and from Seward Hall Character Area Overlay-3 (SWCO-3) to McEwen Character Area Overlay-6 (MECO-6)

## 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) and Seward Hall Character Area Overlay-3 (SWCO-3) to McEwen Character Area Overlay-6 (MECO-6) of 88.67 acres located at 4408 South Carothers Road. (Ordinance 2010-66)

## Background

The property had been zoned Estate Residential (ER) prior to the approved of the Simmons Ridge PUD. The adoption of the 2008 Zoning Map translated the Planned Residential (PR) zoning to Medium Residential (R-2). A Land-use Plan Amendment was approved at the June 24, 2010 FMPC meeting to move this property from the Seward Hall Character Area 3 to the McEwen Character Area 6. A Concept Plan accompanies this rezoning request.

PROJECT INFORMATION	
Existing Land Use	Vacant/Agricultural
Proposed Land Use	Residential
Existing Zoning	R-2
Proposed Zoning	RX
Acreage	88.67
Physical Characteristics	Rolling terrain, with areas of steep slopes and several wet weather conveyances.
Character Area Overlay/ Development Standard	SWCO-3 (proposed to be rezoned into MECO-6)/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	3
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant/Agriculture	Williamson County

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<i>South</i>	Agriculture/Residential	Williamson County
<i>East</i>	Residential	Williamson County
<i>West</i>	Vacant/Residential	Residential Variety

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Provided by Milcrofton Water Utility District via 6 inch water main within South Carothers Road ROW.
<b>Sewer</b>	Service to site is currently under construction.
<b>Reclaimed Water</b>	N/A

TRANSPORTATION	
<b>Site Access</b>	Connections to South Carothers Road, as well as several stub-outs to adjoining properties in order to allow for future connectivity. Construct a left turn lane on southbound Carothers Road at the main entrance.
<b>Trip Generation</b>	To and from 232 Single-Family homes, expect 2,256 trips per day of which 172 occur in the AM Peak Hour and 224 occur in the PM Peak Hour.

LAND USE PLAN RECOMMENDATIONS
<p>This site is in the McEwen Character Area, Special Area 6 where the suburban/conventional design concept is appropriate. The character of this special area is largely established, with conventional subdivisions consisting mostly of detached residential units. New development should reflect this existing character. Suburban Neighborhoods should emphasize more connectivity between subdivisions, while avoiding the creation of isolated islands of development. More street connections should be encouraged in residential subdivision design. When new development occurs, it should be designed around and connected to any open-space corridors or networks.</p>

## PROJECT MEETS FRANKLIN'S:

<b>LAND USE PLAN:</b>	<b>Yes</b>
<b>GREENWAY/OPEN SPACE PLAN:</b>	<b>Yes</b>
<b>HISTORIC DISTRICT GUIDELINES:</b>	<b>N/A</b>

This rezoning request was recommended favorably to the Board of Mayor and Alderman by a vote of 7 to 0, with 1 Planning Commissioner recusing himself at the September 23, 2010 Franklin Municipal Planning Commission meeting.

## Financial Impact

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approve, with conditions.

**PLANNING:**

1. On Sheet C1.0, the note in the bottom left corner regarding Character Areas shall be revised to state, "Development Standards: The Conventional Development standard applies to all parcels within 500 feet of the site.
2. On Sheet C1.0, the site data chart shall be revised to list the correct Civil District.

**PLANNING (LANDSCAPE):**

3. None;

**ENGINEERING:**

4. None;

**BUILDING AND NEIGHBORHOOD SERVICES:**

5. None;

**FIRE:**

6. None;

**PARKS:**

7. None;

**WATER/SEWER:**

8. None;

**PROCEDURAL REQUIREMENTS:**

1. After final BOMA approval, the applicant shall submit one (1) complete and folded set and a .pdf file of the corrected Rezoning Plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

## ORDINANCE 2010-66

**TO BE ENTITLED "AN ORDINANCE TO REZONE 88.67 ACRES FROM MEDIUM RESIDENTIAL (R-2) TO RESIDENTIAL VARIETY (RX) AND FROM SEWARD HALL CHARACTER AREA OVERLAY-3 (SWCO-3) TO MCEWEN CHARACTER AREA OVERLAY-6 (MECO-6) FOR PROPERTY LOCATED AT 4408 SOUTH CAROTHERS ROAD."**

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) and from Seward Hall Character Area Overaly-3 (SWCO-3) To McEwen Character Area Overlay-6 (MECO-6):

Zoning Reference Number: 10-06:

Map-Parcel	Acres
89-037.00	88.67
TOTAL	88.67

Commencing at the east right-of-way line of South Carothers Road and the northwest corner of Parcel 37, Map 89, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, which is also the point of beginning.

Thence east, along a north line of Parcel 37, 571 feet; thence south 5 degrees west 87 degrees east 238 feet; thence east, along a north line of Parcel 37, 1,430 feet, to the northeast corner of Parcel 37; southeast corner of Parcel 37; thence west, along a south line of Parcel 37, 1,394 feet to the north right-of-way line of South Carothers Road; thence generally west along a south line of Parcel 37 and north along the west line of Parcel 37 and along the north and east right-of-way line of South Carothers Road, 2,160 feet; to the northwest corner of Parcel 37, which is also the point of beginning, and containing 88.67 acres, 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: 9/23/10

PASSED FIRST READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_