

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: 10-26-10

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

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

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

TRANSPORTATION	
Site Access	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.
Trip Generation	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:

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

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.



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

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.

Simmon's Ridge, LLC

Neighborhood Meeting

Thursday, July 29, 2010 at 5:30 p.m.
at Franklin Christian Church
4040 Murfreesboro Road

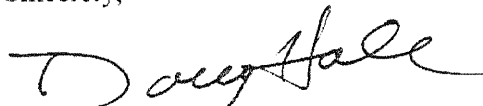
Dear Neighbor,

We would like to invite you to attend a neighborhood meeting at Franklin Christian Church on Thursday, July 29th at 5:30 pm. At this meeting we will present to you our revised plan for Simmon's Ridge. We would like your input and thoughts regarding our proposal.

We plan to submit our revised plan to the City of Franklin in August, and hope to be on the agenda for the Franklin Planning Commission on September 23rd at 7pm. This Planning Commission meeting is a public hearing and comments from the community will be heard.

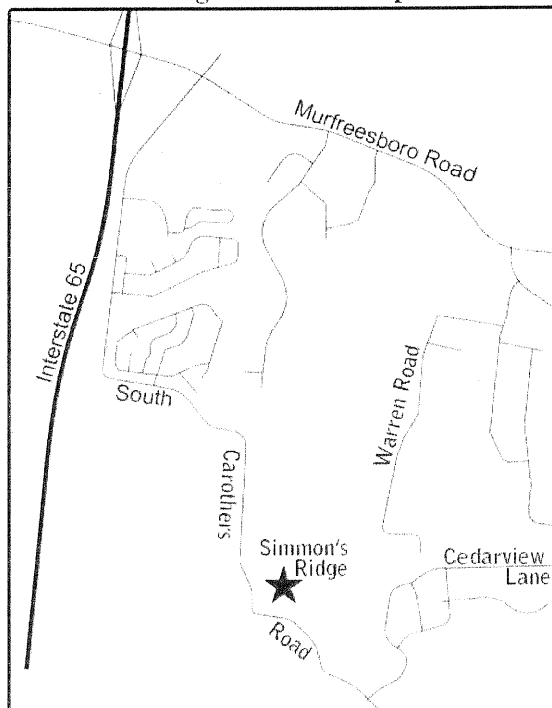
I look forward to meeting you and reviewing our plan with you.

Sincerely,



Douglas S. Hale
Hale and Hale, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064
Attorney for Simmons Ridge, LLC

Simmon's Ridge Location Map:



Neighborhood Meeting Comments

July 29, 2010

- No written comments were received.

Summary:

The majority of attendees of the neighborhood meeting were residents of Cedarmont Farms subdivision in Williamson County. Simmon's Ridge is adjacent to Cedarmont Farms subdivision. The attendees objected to several items:

1. The proposed emergency connection to Warren Road.
2. The proposed reduced lot size from 75 feet and 80 feet in width to 55, 60, and 65 feet in width.
3. The proposed increase in number of home from 156 to 240.

The neighborhood meeting was attended by Emily Hunter, City of Franklin Planning Department, Alderman Mike Skinner, and Alderman Margret Martin.

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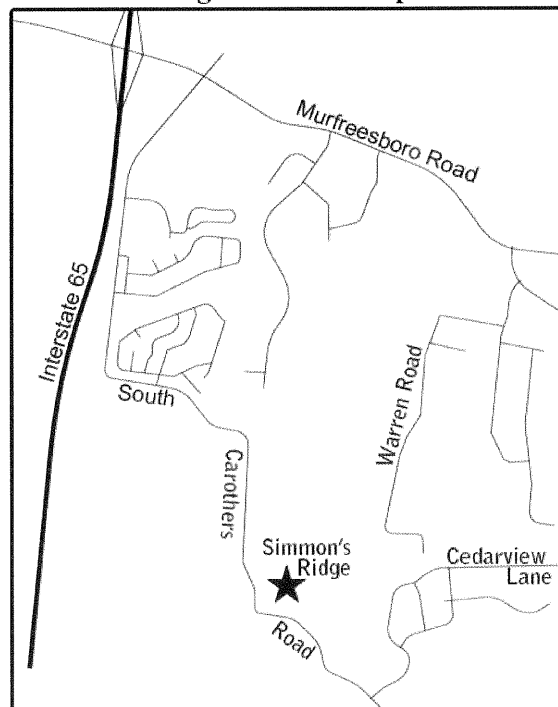
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231 Public Square, Suite 312
Franklin, Tennessee 37064
Attorney for Simmons Ridge, LLC

Simmon's Ridge Location Map:



Simmon's Ridge, LLC

Rezoning and Concept Plan Request
Planning Commission
Thursday, September 23rd, at 7:00 p.m.
at Franklin City Hall

September 3, 2010

Dear Neighbor,

We would like to bring to your attention our request for rezoning of Simmon's Ridge. The Planning Commission for this item will be on September 23rd at 7:00 pm at the City of Franklin, City Hall. This is a public meeting and will be open for public comment.

Property Address: 4408 South Carothers Road
Franklin, TN 37064

Property Description: 88.6 Acres on South Carothers Road
Approximately 2 miles south of Hwy 96

The plans and application for the request are available at the City of Franklin Planning Department for public viewing. Any written comments may be sent to Emily Hunter at emily.hunter@franklin-gov.com.

Sincerely,



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231 Public Square, Suite 312
Franklin, Tennessee 37064
Attorney for Simmons Ridge, LLC

OWNER1	OWNER2	OWN_STREET	OWN_CITY	OWN_STATE	OWN_ZIP
QUEKEMEYER FAYE M		4288 WARREN RD	FRANKLIN	TN	37067
WAGNER EDWARD L	WAGNER KATHLEEN C	4292 WARREN RD	FRANKLIN	TN	37067
NEWMAN HAROLD M JR		4301 WARREN RD	FRANKLIN	TN	37067
ADAMS DON DAVID		4297 WARREN RD	FRANKLIN	TN	37067
CAMPBELL CURT	CAMPBELL KIMBERLY S	4300 WARREN RD	FRANKLIN	TN	37067
HOOD JAMES ROBERT	HOOD DOROTHY F	4279 WARREN RD	FRANKLIN	TN	37067
WALTERS PATRICK P	WALTERS DOROTHY S	4291 WARREN RD	FRANKLIN	TN	37067
CARPENTER DIANE E	CARPENTER DOUGLAS F	4295 WARREN RD	FRANKLIN	TN	37067
STOVALL DARWIN DUDLEY JR	STOVALL BARBARA F	4293 WARREN RD	FRANKLIN	TN	37067
HOOD JAMES ROBERT JR	HOOD ANGELA D	4287 WARREN RD	FRANKLIN	TN	37067
SIMMONS RIDGE LLC		131 SOUTHEAST PKWY COURT	FRANKLIN	TN	37064
SMITH STERLING C	SMITH SUZANNAH SCURRY	4378 S CAROTHERS RD	FRANKLIN	TN	37064
SMITH MARY T LE		406 CHATSWORTH CT	FRANKLIN	TN	37064
DURNIN GEORGE V	DURNIN SANDRA L	4350 S CAROTHERS RD	FRANKLIN	TN	37064
LOCKWOOD FAMILY LP		1222 W MAIN ST	FRANKLIN	TN	37064
SOUTH CAROTHERS PARTNERS LLC		205 POWELL PLACE	BRENTWOOD	TN	37027
LOCKWOOD FAMILY L P		1222 W MAIN ST	FRANKLIN	TN	37064
CAROTHERS LAND CO LLC		5760 OLD LEBANON DIRT RD	MT JULIET	TN	37122
HELM JOHN THOMAS III	HELM LILLIAN M	4419 S CAROTHERS RD	FRANKLIN	TN	37064
HELM THOMAS III		4419 CAROTHERS RD	FRANKLIN	TN	37064
SOUTHERLAND JAMES R	SOUTHERLAND SONJA J	4423 S CAROTHERS RD	FRANKLIN	TN	37064
SMALL HENRY M	SMALL MARGARET L	4441 S CAROTHERS RD	FRANKLIN	TN	37064
JORDAN JAMES M	JORDAN DINAH H	211 CHURCHILL PL	FRANKLIN	TN	37067
MYERS JOHN DAVID		4442 S CAROTHERS RD	FRANKLIN	TN	37064
MAXWELL JAMES H	MAXWELL SHARON N	4438 S CAROTHERS RD	FRANKLIN	TN	37064
EWING CONAN LUKER	EWING MARY E	1048 CEDARVIEW LANE	FRANKLIN	TN	37067
PRIMM CHARLES ROBERT		PO BOX 681813	FRANKLIN	TN	37068

Simmon's Ridge, LLC

Rezoning and Concept Plan Request
Planning Commission
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at Franklin City Hall

September 3, 2010

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HESTER TOMMY	HESTER RACHEL	1036 CEDARVIEW LN	FRANKLIN	TN	37067
KNOBLE SUZANNE E		1032 CEDARVIEW LN	FRANKLIN	TN	37067
DIAL JOHN LARRY II		2019 LYTHAM	KATY	TX	77450
WILLIAMS EDWARD PALMER	WILLIAMS CAROLYN ELIZABET	1024 CEDARVIEW LN	FRANKLIN	TN	37067
IVANICK LYNN C		1020 CEDARVIEW LANE	FRANKLIN	TN	37067
WHITTINGTON BILL	WHITTINGTON LENA	1016 CEDARVIEW LN	FRANKLIN	TN	37067
GRIMNES MICHAEL S	GRIMNES DEBORAH C	1012 CEDARVIEW LN	FRANKLIN	TN	37067
COLLINS WALTER DALE	COLLINS SUZANNE E	1008 CEDARVIEW LN	FRANKLIN	TN	37067
PAREIGIS CHARLES A	PAREIGIS ANDREA N	1009 CEDARVIEW LN	FRANKLIN	TN	37067
HUDDLESTON TERRY LEWIS	HUDDLESTON ANNE JANKE	1019 CEDARVIEW LN	FRANKLIN	TN	37067
COYLE PATRICK R	COYLE LAURIE	1023 CEDARVIEW LN	FRANKLIN	TN	37067
FLOYD BRUCE E	FLOYD DONNA L	1029 CEDARVIEW LN	FRANKLIN	TN	37067
DAVIS JEFFREY	DAVIS DENE' BRACEY	1039 CEDARVIEW LN	FRANKLIN	TN	37067
SHULTZ ROBERT A	SHULTZ MARY ALTANI K	1047 CEDARVIEW LN	FRANKLIN	TN	37067
MYERS JOHN	MYERS BARBARA J	PO BOX 74	NOLENSVILLE	TN	37135
DAVIS WILLIAM MICHAEL		4458 S CAROTHERS RD	FRANKLIN	TN	37064
JARAMILLO OSCAR	JARAMILLO ONESIMO	4450 S CAROTHERS RD	FRANKLIN	TN	37064
MAXWELL JOHN E	MAXWELL JANE W	4462 S CAROTHERS RD	FRANKLIN	TN	37064

Response to Staff Comments

Cover Page

Add a contact name and phone number for owner, and a contact name for traffic engineer.

Added

*please see Franklin's Greenway and Open Space Master Plan on connections
2115*

Existing Conditions Map C 1.0

Percent of site under existing tree canopy cover shall be listed and each area of cover shall be labeled with percent canopy cover in each area.

Added.

Wetland. Locate spring identified by TDEC. Wetland.

Added.

*This rezoning request is twofold – base zoning and the character area overlay. Please request a rezoning from **R2 to RX** and **SWCO-3 to MECO-6**. This is consistent with the Land Use Plan. The existing and proposed zoning districts and overlays should be clearly indicated in the data charts on sheet C 1.0.*

Added.

Simmon's Ridge PUD Subdivision, Rezoning Request #2115

Added to all sheets

Please specify the existing Character Area Overlay (Seward Hall, Special Area 3) and the proposed Character Area (McEwen, Special Area 6) The character area overlay requires a rezoning approval in addition to the base rezoning.

Added.

Please differentiate these shades more. It is difficult to tell the different on the map.

Shading has been revised on all sheets.

You just have the Development standard listed. Please also list the Character Area Overlay for all properties within 500 feet.

Added.

Boundary Survey S1.0

Note Wetlands

Added.

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