



HISTORIC  
FRANKLIN  
TENNESSEE

MEMORANDUM

February 1, 2011

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2010-20 Zoning of the Iron Horse Science and Technology Park PUD into the Scientific Research Overlay (SRO) Zoning District

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding the zoning of the Iron Horse Science and Technology Park PUD into the Scientific Research Overlay (SRO) Zoning District (Ordinance 2010-20).

**Background**

This zoning was requested by the City during the approval of the Iron Horse Science and Technology Park PUD. The Iron Horse Science and Technology Park PUD was approved by the Board of Mayor and Alderman at their August 11, 2009, meeting.

The Scientific Research Overlay (SRO) Zoning District was approved to be added to the Zoning Ordinance & Map by the Board of Mayor and Alderman at their 1/12/10 meeting and an amendment to the permitted uses within the overlay zone was approved by BOMA at their 10/12/10 meeting. This is the first application of this overlay zone.

This ordinance was given a favorable recommendation (7-0 vote) by the Planning Commission at the January 27, 2011 FMPC meeting.

PROJECT INFORMATION	
<b>Existing Land Use</b>	Agricultural
<b>Proposed Land Use</b>	Medical Treatment, Research, Rehabilitation, Office, Education, and ancillary uses
<b>Existing Base Zoning</b>	Civic Institutional (Base District)
<b>Proposed Overlay Zoning</b>	Scientific Research Overlay District (SRO)
<b>Acreage</b>	20.001
<b>Proposed Number of Lots</b>	N/A
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	<i>As approved with PUD Concept Plan</i>
<b>Proposed Open Space</b>	<i>As approved with PUD Concept Plan</i>
<b>Physical Characteristics</b>	Gently downward sloping terrain towards Mack Hatcher and Franklin Rd, with the



	highest elevation near the center of the site.
<b>Character Area Overlay/ Development Standard</b>	Berry's Chapel Character Area Overlay District #7 / Conventional
<b>Other Applicable Overlays</b>	N/A
<b>Proposed Building Height</b>	<i>As approved with PUD Concept Plan</i>
<b>Minimum Landscape Surface Ratio</b>	<i>As approved with PUD Concept Plan</i>

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Civic Institutional and Recreational/Open	Residential Variety (RX)
<i>South</i>	ROW and Agriculture	Estate Residential (ER)
<i>East</i>	Recreational/Open Space	Residential Variety (RX)
<i>West</i>	ROW and	Williamson

LAND USE PLAN RECOMMENDATIONS
<p>The site is located in Special Area 7 of the Berry's Chapel Character Area. The vision for the Berry's Chapel area is that it will be a northern gateway into the City of Franklin. It is this area that establishes a precedent for quality design that will include design along Franklin Road which insures the preservation of a rural character through substantial setbacks. The policy for this area was incorporated through a special area plan, adopted by the Planning Commission at the June 22, 2006, meeting.</p> <p>This special area encourages detached and attached residential uses and does not support commercial uses. Institutional uses, such as hospitals and educational institutions, are appropriate in areas where either the Convention or Traditional design concepts are identified. The Land Use Plan recognizes that these land uses may have substantial impact on the surrounding area and therefore recommends that preservation of the character and quality of surrounding neighborhoods with development that is compatible in scale, appearance, and other relevant features, with the surrounding development. Traffic impact should also be mitigated through traffic impact analyses and new development should be designed to maintain or improve current levels of service.</p> <p>Other applicable special area recommendations are as follows:</p> <ol style="list-style-type: none"> <li>1. Clustered development and open space conservation of surrounding areas shall be encouraged.</li> </ol>



2. Trail interconnectivity should be promoted in the plan area using current and future planned trails, together with trails along the Harpeth River.
3. Architectural sensitivity for new development shall be held in the utmost regard. The style and architecture shall draw from the surrounding area and historically significant buildings. Some of the historic dwellings in the area were built in the early 19<sup>th</sup> century and possess Federal and/or Greek Revival architecture.
4. Corridor setbacks shall be a minimum of 150 feet. There shall not be parallel drives within the setback. A viewshed study shall be submitted by the applicant with any request to modify the minimum 150 feet. The purpose of this shall be to achieve optimal placement of clustered development in each quadrant to preserve the scenic viewshed and important natural features.
5. Orientation of structures shall address the streets with no rear yards between the structures and Mack Hatcher Parkway and Franklin Road. There shall be an emphasis on viewing open space from Franklin Road and Mack Hatcher Parkway, as opposed to structures.
6. Legends Club Lane shall be the only vehicular access on Franklin Road for future development in the northeast quadrant of the intersection.
7. A left-turn lane shall be installed for Legends Club Lane in conjunction with development in the northeast quadrant, subject to TDOT approval.

**PROJECT MEETS FRANKLIN'S**

**LAND USE PLAN:**

**Yes**

**GREENWAY/OPEN SPACE PLAN:**

**Yes**

**HISTORIC DISTRICT GUIDELINES:**

**N/A**

**Financial Impact**

Not applicable to this item.

**Options**

Not applicable to this item.

**Recommendation**

Approval of the zoning.

**ORDINANCE 2010-20**

**ORDINANCE 2010-20, TO BE ENTITLED “AN ORDINANCE TO REZONE 20.001 ACRES TO BE INCLUDED WITHIN THE SCIENTIFIC RESEARCH OVERLAY (SRO) ZONING DISTRICT FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF MACK HATCHER PARKWAY AND FRANKLIN 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 into the Scientific Research Overlay (SRO) District:

Zoning Reference Number: 10-01:

Map-Parcel	Acres
62-43.00	20.001
TOTAL	20.001

Beginning at a point in the southern margin of John Amos Way (also referred to as Legends Club Lane) and following an arc with an included angle of 9 degrees, 29 minutes and 44 seconds, with a radius of 630 feet and a length of 104.41. to a point; thence along a line with a bearing of south 33 degrees, 34 minutes and 47 seconds west a distance of 602.78 feet to a 5/8” iron rod; thence along a line with a bearing of south 28 degrees, 22 minutes and 20 seconds east and a distance of 656.74 feet to a point on the western margin of the CSX railroad, and thence south 64 degrees, 31 minutes and 48 minutes a distance of 83.70 feet to a point on the western margin of the CSX railroad, thence following the railroad right of way a distance of 198.13 feet along an arc with an included angle of 1 degree, 51 minutes and 5 seconds and a radius of 6131.57 feet to an iron rod with cap marked TNRLS 213/NY 1868, the same being a point on the northern right of way of the Mack Hatcher Parkway; then following said right of way along a bearing of north 60 degrees and 3 minutes west a distance of 838.90 feet to a concrete monument; thence following the same right of way with a bearing of north 54 degrees, 40 minutes and 33 seconds west a distance of 315.30 feet to a concrete monument; thence following the same right of way along a bearing of north 66 degrees, 15 minutes and 25 seconds west a distance of 263.22 feet to a concrete monument, being the northwestern corner of the intersection of Mack Hatcher Parkway and Franklin Road; thence following the eastern right of way of Franklin Road with a bearing of north 35 degrees, 57 minutes and 13 seconds east a distance of 176.28 feet to a point; thence along the same right of way north 26 degrees, 24 minutes and 53 seconds east a distance of 403.11 feet to a concrete monument; thence along the same right of way north 33 degrees, 47 minutes and 19 seconds east to a concrete monument; thence turning and following a line with a bearing south 56 degrees, 25 minutes and 13 seconds a distance of 922.54 feet to a concrete monument with a disk; thence following a line with a bearing of north 33 degrees, 34 minutes and 47 seconds east a distance of 573.18 feet to the point of beginning.

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:**

By: \_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator

By: \_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

PLANNING COMMISSION UNFAVORABLY RECOMMENDED: 4-22-10

PLANNING COMMISSION FAVORABLY RECOMMENDED: 1-27-11

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

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

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

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

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