



HISTORIC  
FRANKLIN  
TENNESSEE

MEMORANDUM

March 1, 2011

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 2011-11, an ordinance to 4.24 acres from Civic Institutional (CI) to Regional Mixed-use (MX) for property located at 109 3<sup>rd</sup> Avenue South

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone 4.24 acres from Civic Institutional (CI) to Regional Mixed-use (MX) for property located at 109 3<sup>rd</sup> Avenue South- City Hall (Ordinance 2011-11).

**Background**

This ordinance was favorably recommended onto the BOMA by the Planning Commission by a vote of 6-0 at the February 24, 2011, FMPC Meeting.

PROJECT INFORMATION	
<b>Existing Land Use</b>	Civic and Institutional
<b>Proposed Land Use</b>	Mixed Use - Civic and Institutional, Commercial, Office, Attached Residential
<b>Existing Zoning</b>	CI
<b>Proposed Zoning</b>	MX
<b>Acreage</b>	4.27 acres
<b>Proposed Number of Lots</b>	N/A
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
<b>Physical Characteristics</b>	Fully built out, graded site;
<b>Character Area Overlay/ Development Standard</b>	CFCO-1 / Traditional
<b>Other Applicable Overlays</b>	HPO
<b>Proposed Building Height</b>	N/A
<b>Minimum Landscape Surface Ratio</b>	.30



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	CC
<i>South</i>	Office	OR
<i>East</i>	Inst. and Residential	CC, RX
<i>West</i>	Civic and Office	CC, CI

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Available;
<b>Sewer</b>	Available;
<b>Reclaimed Water</b>	N/A;

LAND USE PLAN RECOMMENDATIONS
<p>The site is located in Central Franklin Character Area, Special Area 1, which has a historic commercial character. Commercial, institutional and residential structures at a scale of 2 to 3 stories currently exist. Buildings have a strong relationship to the street frontage and are scaled to the pedestrian. The existing mix of land uses includes commercial, institutional and residential uses. Commercial uses are to be concentrated in this area to promote a vibrant downtown core while protecting the residential character of the surrounding area. Existing civic and institutional uses are encouraged to remain and future civic and institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the area.</p> <p>The area should follow standards for traditional areas. More dense mixed-use and residential development should be allowed in the area. Buildings may be at a scale up to 3 stories. Four story buildings may be permitted pursuant to a PUD in certain circumstances. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. Such areas should be lined with buildings to diminish the appearance of parking from public view. On-street parking is encouraged.</p> <p>The existing interconnected street and sidewalk network will remain, with wider sidewalks provided as new development occurs. Open space will be minimal given the urban character of this area. Open space exists in certain areas of the downtown core to meet the needs of the area. Urban open space should consist of existing and future publicly-accessible parks and open space as well as the streetscape itself. Courtyards and outdoor plaza spaces also provide urban open space within the built environment.</p>



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

## PROJECT REVIEW

**STAFF RECOMMENDATION:** Favorable recommendation to the BOMA.

**COMMENTS:** None;

### **CONDITIONS OF APPROVAL:**

#### PLANNING:

1. The applicant shall add the relevant site data information to include site acreage to the rezoning plan.

#### PLANNING (LANDSCAPE):

2. None;

#### ENGINEERING:

3. None;

#### BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

#### FIRE:

5. None;

#### PARKS:

6. None;

#### WATER/SEWER:

7. None;

### **PROJECT CONSIDERATIONS:**

1. At the Regulating Plan submittal stage, the Engineering Department will seek a detailed Traffic Impact Study to address site circulation, access and parking issues as well as the flow on the nearby street network. This Study will refine the trip generation projections given in this application. The



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Central Business District Signal Timing project already underway by RPM Transportation Consultants provides a basis for their preparation of the Traffic Impact Study.

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the rezoning request.

**ORDINANCE 2011-11**

**TO BE ENTITLED “AN ORDINANCE TO REZONE ±4.24 ACRES FROM CIVIC AND INSTITUTIONAL (CI) TO REGIONAL MIXED-USE (MX) FOR THE PROPERTY LOCATED AT 109 3<sup>RD</sup> AVENUE SOUTH.”**

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 Civic and Institutional (CI) to Regional Mixed-Use (MX):

Zoning Reference Number: 11-03:

Map-Group-Parcel	Acres
078C-F-3.00	±4.24

BEING LAND LYING IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSE, SAID LAND BEING OWNED BY THE CITY OF FRANKLIN. SAID CITY OF FRANKLIN PROPERTY BEING KNOWN AS PARCEL 3.00 ON WILLIAMSON COUNTY TAX MAP 078C, GROUP F, SAID PROPERTY BOPUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN IRON PIN ON THE SOUTHWEST PROPERTY CORNER OF SAID PARCEL 3.00, SAID CORNER LYING IN THE EASTERN RIGHT-OF-WAY LINE OF THIRD AVENUE SOUTH AND NORTHERN RIGHT-OF-WAY LINE OF CHURCH STREET, SAID POINT ALSO BEING KNOWN AS THE **POINT OF BEGINNING**.

THENCE LEAVING SAID IRON PIN THE FOLLOWING SEVEN (7) CALLS;

NORTH 24°33'15" WEST 492.25 FEET TO A POINT;  
NORTH 65°26'45" EAST 237.00 FEET TO A POINT;  
NORTH 65°26'45" EAST 159.00 FEET TO A POINT;  
SOUTH 24°33'15" EAST 391.23 FEET TO A POINT;  
NORTH 65°26'45" WEST 102.08 FEET TO A POINT;  
SOUTH 24°33'15" EAST 101.71 FEET TO A POINT;  
SOUTH 65°34'52" WEST 293.92 FEET THE **POINT OF BEGINNING**.

CONTAINING 184,719 SQUARE FEET, OR 4.24 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 STUCKEY  
CITY ADMINISTRATOR

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 2/24/11

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

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

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

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