



MEMORANDUM

April 12, 2011

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 2011-10, an ordinance to rezone 0.94 acres from Civic Institutional (CI) to Central Commercial (CC) for property located at 112 & 118 Bridge Street

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding an ordinance to rezone 0.94 acres from Civic Institutional (CI) to Central Commercial (CC) for property located at 112 & 118 Bridge Street (Ordinance 2011-10).

**Background**

This ordinance was favorably recommended onto the BOMA by the Planning Commission by a unanimous vote (8-0) at the March 24, 2011, FMPC Meeting.

PROJECT INFORMATION	
<b>Existing Land Use</b>	Civic and Institutional
<b>Proposed Land Use</b>	TBD
<b>Existing Zoning</b>	Civic and Institutional (CI)
<b>Proposed Zoning</b>	Central Commercial (CC)
<b>Acreage</b>	0.94 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-2 / Traditional (Central Franklin Character Area, Special Area 1)
<b>Other Applicable Overlays</b>	HPO, FFO, FWO
<b>Proposed Building Height</b>	N/A
<b>Minimum Landscape Surface Ratio</b>	.10



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Industrial /Vacant	CC
<i>South</i>	Office/Retail/Residential	CC
<i>East</i>	Retail/Commercial	CC
<i>West</i>	Retail	CC

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. Commercial uses are to be concentrated in this area to promote a vibrant downtown core while protecting the residential character of the surrounding 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.</p> <p>Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view. Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.</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 (e.g., Bicentennial Park, Harpeth River) and the streetscape. Courtyards and outdoor plaza spaces also provide urban</p>



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open space within the built environment.

<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:** Approval of the rezoning request.

**COMMENTS:** This item was discussed at the January 27, 2011 Joint Conceptual Workshop. The rezoning of 112 Bridge Street (“the old old jail”) and 118 Bridge Street (“the old jail”) both located on a single 0.94 acre parcel of land (map and parcel number 063N-B06400) is proposed. The City acquired this property in September 2007 from Williamson County. The City subsequently determined that the property is of no further feasible use to the City and declared it surplus in August 2009. The base zoning of property is presently Civic-Institutional (CI) and uses complimentary to Franklin’s Historic District are limited under the CI zoning. The City published on July 22 and again on July 29, 2010 a Notice to Bidders in the Williamson Herald soliciting bids for purchase from the City of the two institutional structures, including the single parcel of land to be sold as a single package. In addition, solicitation documents were distributed on or about July 30, 2010 directly to various parties known or thought to be interested in this solicitation. In September of 2010, the City received one bid to purchase this property. The City then decided to dismiss the bid, rezone the property and re-solicit at a later date. Based on the guidance provided in the Central Franklin Area Plan as well as the existing base zoning of the surrounding property, staff proposes to proceed with the rezoning of this property to Central Commercial (CC). The Central Commercial designation allows for uses such as retail shops, offices, restaurants, as well as attached or detached residential units.

**CONDITIONS OF APPROVAL:**

**PLANNING:**

1. None;



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### **PLANNING (LANDSCAPE):**

2. None;

### **ENGINEERING:**

3. None;

### **BUILDING AND NEIGHBORHOOD SERVICES:**

4. None;

### **FIRE:**

5. None;

### **PARKS:**

6. None;

### **WATER/SEWER:**

7. None.

### **PROCEDURAL REQUIREMENTS:**

1. None.

### **PROJECT CONSIDERATIONS:**

1. None.

**These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.**

#### **Financial Impact**

Not applicable to this item.

#### **Options**

Not applicable to this item.

#### **Recommendation**

Approval of the rezoning request is recommended.

**ORDINANCE 2011-10**

**TO BE ENTITLED “AN ORDINANCE TO REZONE 0.94 ACRES FROM CIVIC INSTITUTIONAL (CI) TO CENTRAL COMMERCIAL (CC) FOR PROPERTY LOCATED AT 112 AND 118 BRIDGE STREET.”**

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 Institutional (CI) to Central Commercial (CC):

Zoning Reference Number: 11-01:

Map-Parcel	Acres
063N-B06400	0.94
TOTAL	0.94

Commencing at the northeastern right-of-way line of Second Avenue North and northwestern right-of-way line of Bridge Street; thence 68.15 feet northeast along the southeastern property line of parcel 063N-B065.01 and the northwestern Bridge Street right-of-way line, all parcels being referenced to Tennessee State Board of Equalization Maps, as may be revised, to the southwest corner of Parcel 063N-B06400, which is also the point of beginning.

Thence north 29 degrees 46 minutes 49 seconds west 229.60 feet along the southwestern most property line; thence north 60 degrees 13 minutes 11 seconds east 27 feet along the northwestern property line; thence north 29 degrees 46 minutes 46 seconds west 62.42 feet along the southwestern property line; thence north 60 degrees 7 minutes 10 seconds 116.63 feet along the northwestern most property line; thence south 30 degrees 39 minutes 19 seconds 292 feet along the northeastern most property line; thence south 60 degrees 7 minutes 10 seconds 148.09 feet along the southeastern most property line and the northwestern Bridge Street right-of-way line, which is also the point of beginning, and containing 0.94 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: 3/24/11

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

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

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

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