

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 3RD 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:	<u>2/24/11</u>
PASSED FIRST READING:	<u>4/26/11</u>
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____



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 3rd 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 3rd 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	
Existing Land Use	Civic and Institutional
Proposed Land Use	Mixed Use - Civic and Institutional, Commercial, Office, Attached Residential
Existing Zoning	CI
Proposed Zoning	MX
Acreage	4.27 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Fully built out, graded site;
Character Area Overlay/ Development Standard	CFCO-1 / Traditional
Other Applicable Overlays	HPO
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.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	
Water	Available;
Sewer	Available;
Reclaimed Water	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>



MEMORANDUM

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

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



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

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.

FRANKLIN CITY HALL

REZONING SUBMITTAL DOCUMENTS

109 3RD AVENUE SOUTH
FRANKLIN, TENNESSE

PROJECT TEAM

OWNER

CITY OF FRANKLIN
109 3RD AVENUE SOUTH
FRANKLIN, TN 37054
615.255.5218
CONTACT: ERIC STUCKEY, CITY ADMINISTRATOR

DEVELOPER

CITY DEVELOPMENT COMPANY, LLC
1101 MCCOYCK STREET
NASHVILLE, TN 37203
615.339.6436
CONTACT: BILL BARNEY, PRESIDENT

DESIGN TEAM

MANUEL ZETLIN ARCHITECTS
WHOLE FORMAL SOLUTIONS
65 SLOAN STREET
ROSWELL, GA 30075
770.643.3938
CONTACT: LEW COOPER

ARCHITECT

MANUEL ZETLIN ARCHITECTS
1819 21ST AVENUE SOUTH
NASHVILLE, TN 37217
615.255.5218
CONTACT: MANUEL ZETLIN

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTS, LANDSCAPE ARCHITECTS
105 BROADWAY
SUITE 100
NASHVILLE, TN 37201
615.255.5218
CONTACT: KIM HARRIS

CIVIL ENGINEER

CIVIL SITE DESIGN GROUP
630 SOUTHGATE AVENUE
NASHVILLE, TN 37221
615.248.9000
CONTACT: KEVIN GANGAWARE

TRANSPORTATION CONSULTANTS

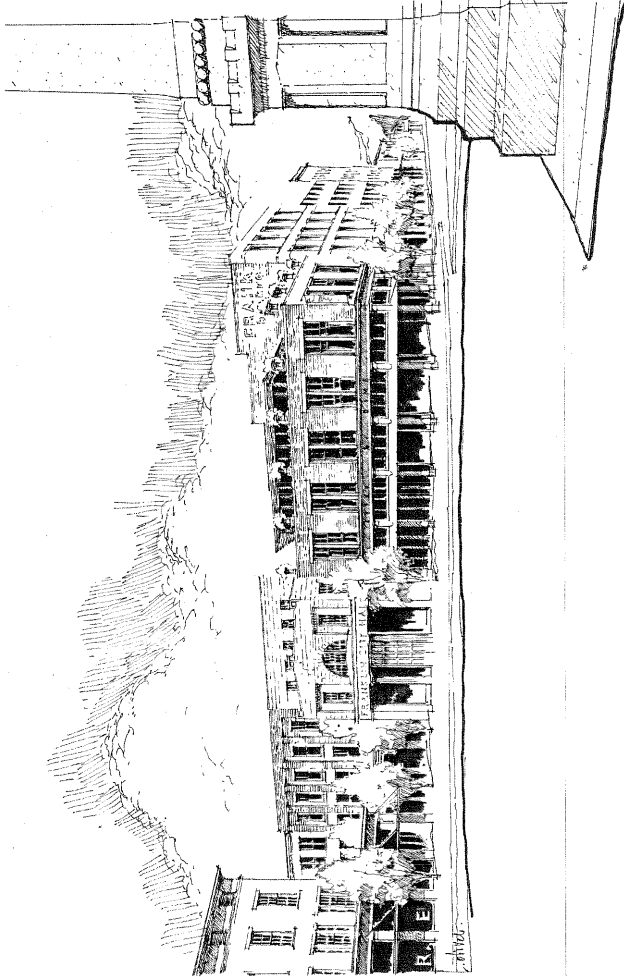
TRANSPORTATION CONSULTANTS
714 CENTERBLEN DRIVE
SUITE 240
BRENTWOOD, TN 37027
615.370.8410
CONTACT: AAR BURCH

SHEET INDEX

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- 03 AERIAL PHOTO
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For Traffic Area Only



NOT FOR CONSTRUCTION

COVER SHEET

0.0

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2153

MANUEL ZETLIN ARCHITECTS
1819 21ST AVENUE SOUTH
NASHVILLE, TN 37217
TEL: 615.255.5218
WWW.MZARCHITECTS.COM





VICINITY MAP

EXISTING TREE CANOPY FOR PROJECT SITE
1 4 8 9 / 6

MAP 078C - GROUP F - PARCEL 3.00

OWNER:
THE CITY OF FRANKLIN
P.O. BOX 305
FRANKLIN, TN 37065
PH: (615) 791-3218
CONTRACT NO. 078C
E-MAIL: eric.stuckey@franklin.gov



SCALE: 1" = 50'

C2.0

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AERIAL PHOTO



MANUEL ZETLIN ARCHITECTS
TEL: 615.258.8000
FAX: 615.258.8000

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2153
405 2ND AVE SOUTH
FRANKLIN, TN 37065

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2153
SHEET TITLE

MANUEL ZENTUN ARCHITECTS
TEL. 615 252-8899
FAX 615 252-8898
300 WEST WASHINGTON STREET, SUITE 200
FRANKLIN, TN 37065

SCOTT & SUTTE
ARCHITECTS
PRESIDENT: SCOTT SUTTE
1000 W. WASHINGTON STREET, SUITE 200
FRANKLIN, TN 37065
TEL. 615 252-8899
FAX 615 252-8898

NOT FOR CONSTRUCTION

OVERALL AREA
DATE: 08/15/2011
DRAWN BY: MZ
CHECKED BY: MZ
PROJECT NO. 2153
SHEET NO.

C3.0



VICINITY MAP



MAP 078C - GROUP F - PARCEL 3.00

OWNER:
THE CITY OF FRANKLIN
P.O. BOX 305
FRANKLIN, TN 37065
PH: (615) 791-3218
CONTRACTOR: TUCKER
E-MAIL: info@tucker.com

SCALE: 1" = 300'

0' 100' 200'

ZONING LEGEND

- CC - Central Commercial District
- CI - Civic and Institutional District
- OR - Office Residential District
- R-3 - Residential District
- RX - Residential Variety

ALL PARCELS WITHIN 500' OF THE PROPOSED FRANKLIN CITY HALL PROJECT ARE IN THE HISTORIC PRESERVATION OVERLAY DISTRICT

TRIP GENERATION

The trip generation below is based on the proposed land use and the number of units, as shown. Total trip generation is provided for the entire development. No additional traffic is expected to be generated by the full-light Theater since the site and land use is expected to remain the same as existing development. The proposed Franklin City Hall is expected to be generated by the proposed Franklin City Hall. Development is approximately 5,048 vehicles per day.

TABLE 2 - TRIP GENERATION - FRANKLIN CITY HALL

LAND USE	DAILY TRIP GENERATION	GENERATED TRAFFIC	
		AM PEAK HRL	PM PEAK HRL
Residential Single-Family (1.7500) x 1,000 units	252	4	17
Office (0.2500) x 100,000 sq ft	2,078	25	31
Government Office Building (1.2750) x 100,000 sq ft	1,275	21	25
Neighborhood Office Building (1.2750) x 100,000 sq ft	1,275	21	25
TOTAL	5,048	252	218

Notes: (1) See the Generation Manual of Eighty-Seven.
 (2) See Chicago and Development Code, Trip Generation Manual 2003.
 (3) See Chicago and Development Code, Trip Generation Manual 2003.
 For the building traffic generated by City Hall. These numbers should be applied if TRS is proposed for the project.

IMPACT STATEMENT

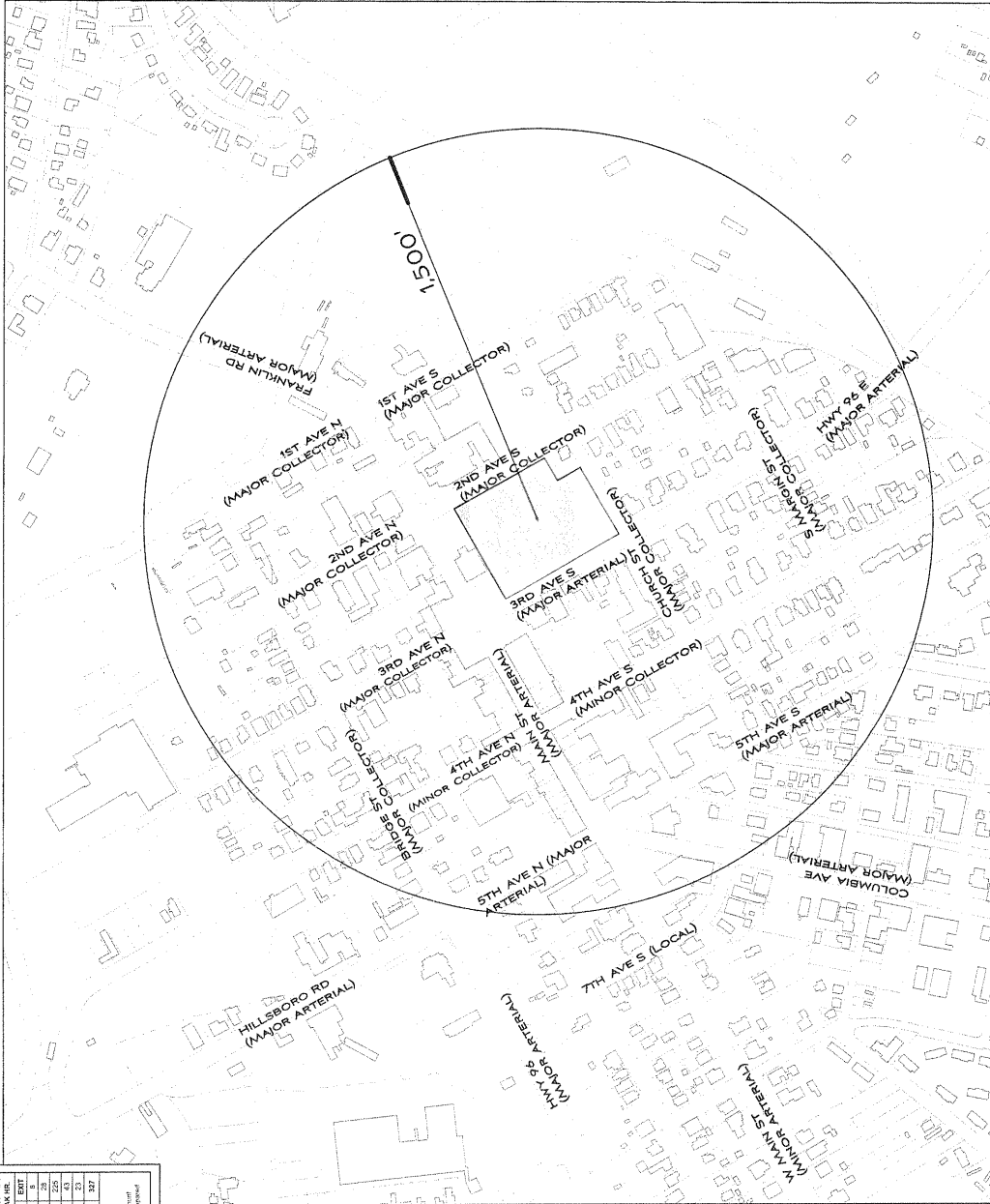
Based on the proposed land uses and size, the project site is expected to generate a significant amount of traffic. This traffic will be distributed across the major street network that provides access to the project site in downtown Franklin. The table below indicates the percent of project generated traffic that can be expected to utilize each of the major arterials to project generated daily traffic is based on the average annual daily traffic (AADT) obtained from TDDT count stations. These projections are considered preliminary estimates of flow many vehicles per day (vpd) the proposed development is expected to generate. The proposed development is expected to generate traffic that would require the preparation of a traffic impact study.

TABLE 1 - PROJECT IMPACT ON STREET NETWORK

MAJOR STREET	STREET CLASSIFICATION	2000 AADT (VAPD)	DISTRIBUTION OF TRAFFIC	DAILY PROJECT-GENERATED TRAFFIC (VAPD)
Hillsboro Rd	Major Arterial	10,000	25%	2,512
Franklin Rd	Major Arterial	8,000	25%	2,008
1st Ave N	Major Collector	3,000	15%	753
2nd Ave N	Major Collector	2,500	15%	627
3rd Ave N	Major Collector	2,000	15%	502
4th Ave N	Major Collector	1,500	15%	377
5th Ave N	Major Collector	1,000	15%	252
6th Ave N	Major Collector	500	15%	126
7th Ave N	Major Collector	500	15%	126
Total			100%	5,048

As the project generated traffic approaches the site, vehicles will be distributed across the major street network that provides access to the project site in downtown Franklin. The table below indicates the percent of project generated traffic that can be expected to utilize each of the major arterials to project generated daily traffic is based on the average annual daily traffic (AADT) obtained from TDDT count stations. These projections are considered preliminary estimates of flow many vehicles per day (vpd) the proposed development is expected to generate. The proposed development is expected to generate traffic that would require the preparation of a traffic impact study.

Traffic Impact Analysis
 Not required by City Engineer at this time per City responses dated 11/7/2010.



CONTEXTUAL ROAD NETWORK CLASSIFICATION DIAGRAM

FRANKLIN CITY HALL
 C.O.F. PROJ. NO. 2153

MANUEL ZERTLIN ARCHITECTS
 1000 AND SOUTH MAIN ST. SUITE 200
 FRANKLIN, OH 43004



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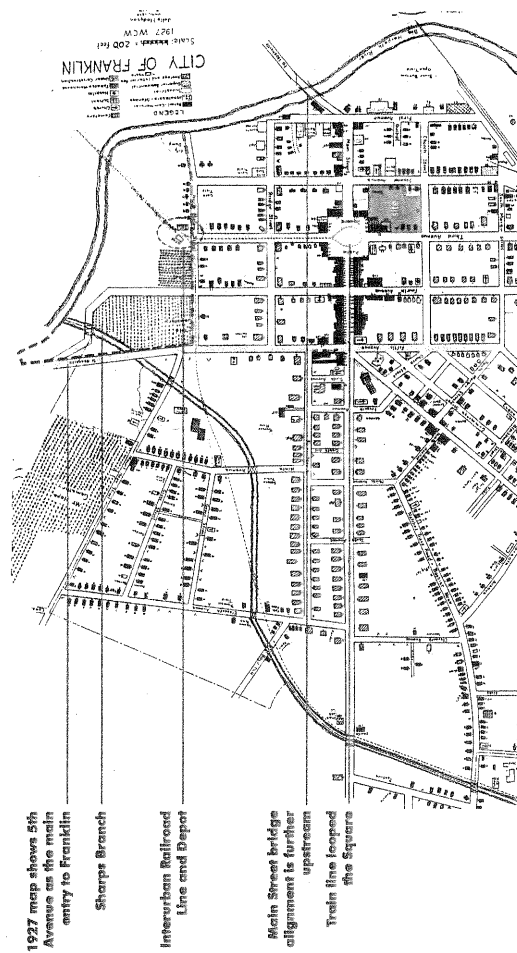
CONCEPT PLAN CIRCULATION

DATE: 08/04/2010
 SHEET: 01 OF 01

LC1.1



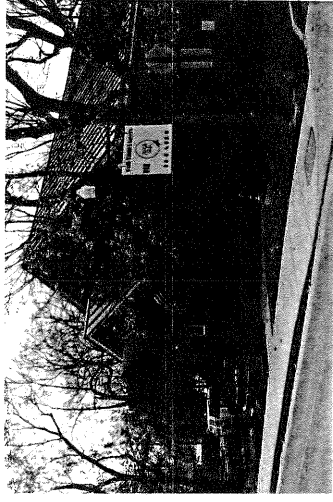
3 CONTEXT: 1799 HISTORIC PLAN



2 CONTEXT: 1927 HISTORIC PLAN

NOTE:
Project site located in the Historic Preservation Overlay.

Historic Context
Numerous historic structures exist within 500' of the proposed City Hall development. Refer to the Historic Sanborn maps this sheet for approximate locations of adjacent historic structures.



existing structure

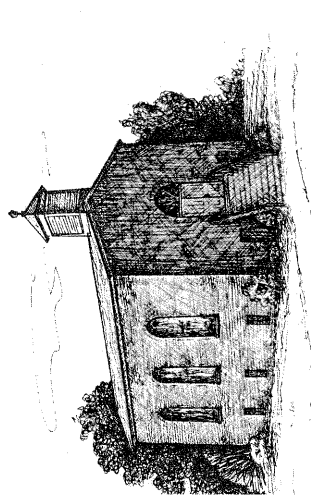


Image courtesy Rick Hornick

BUILDING INFORMATION (approximate):
2,297 sf
1880's/90's

PULL-TIGHT THEATER - HISTORIC DESCRIPTION

Willey Memorial Chapel Methodist US was built by Northern Methodists in 1867 for the freedmen of Franklin in competition with the Southern Methodists. It was the Northern Methodists who were active with the freedmen's education in the early years of the Reconstruction period. The building was a two-story brick building with bell tower until a tornado in 1925 damaged the top floor, causing the roof to be lowered. The congregation was never large and eventually closed in 1945. The building was sold at auction and sold to C.B. Hill for \$4,500. It served as Pease's Grocery for many years, then in the 1970s became Marie Lee Restaurant, then an antique mall, and then the City bought the property. It has served as Pull Tight Playhouse ever since.

NOT FOR CONSTRUCTION

HISTORIC

A1.0

1 EXISTING HISTORIC STRUCTURE: PULL-TIGHT THEATER

FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2153

FOR INFO AND CONTACT
FRANKLIN TOWN BOARD

MANUEL ZBITUN ARCHITECTS
1000 1/2 SOUTH WASHINGTON ST. SUITE 200
FRANKLIN, TN 37069

