




HISTORIC  
FRANKLIN  
TENNESSEE

# MEMORANDUM

June 7, 2011

**TO:** Board of Mayor and Aldermen

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

**SUBJECT:** Ordinance 2011-20, an ordinance to rezone 0.94 acres from Residential Variety (RX) to General Office (GO) for property located at 222 Mallory Station Road

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone 0.94 acres from Residential Variety (RX) to General Office (GO) for property located at 222 Mallory Station Road (Ordinance 2011-20).

**Background**

This ordinance was favorably recommended onto the BOMA by the Planning Commission by a unanimous vote (6-0) at the May 26, 2011, FMPC Meeting.

PROJECT INFORMATION	
Existing Land Use	Office
Proposed Land Use	Office
Existing Zoning	RX
Proposed Zoning	GO
Acreage	5.25 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	BCCO-3 / Conventional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	Existing .10/Proposed .30



SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Attached Residential	RX
<i>South</i>	Recreational	RX
<i>East</i>	Office	LI
<i>West</i>	Mixed Residential	RX

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

LAND USE PLAN RECOMMENDATIONS
<p>This site is located in Berrys Chapel Character Area, Special Area 3.            Recommendation for this Special Area include:</p> <ol style="list-style-type: none"> <li>1. The character of most of this area is largely established.</li> <li>2. Future developments shall reflect the existing character.</li> <li>3. Setbacks for new buildings on property fronting on Franklin Road shall be based on the average building setback between Country Road to the north and Berrys Chapel Road to the south in order to preserve the Rural Character of this corridor.</li> <li>4. The property on the northeast and northwest corners of Franklin Road and Mack Hatcher Parkway is recommended as a planned unit development pursuant to a Master Plan. The planning and development of this area shall be coordinated with development south of Mack Hatcher Parkway through a Special Area Plan that recognizes the gateway of this intersection.</li> </ol>

<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.



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### COMMENTS:

The land use plan describes this area as being largely established and recommends that future developments reflect existing character. A rezoning to General Office allows for uses that provide a continued transition from light industrial uses to the east to the mixture of residential uses to the west.

### CONDITIONS OF APPROVAL:

#### PLANNING:

1. None;

#### 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. N/A

#### Financial Impact

Not applicable to this item.

#### Options

Not applicable to this item.

#### Recommendation

Approval of the rezoning request is recommended.

**ORDINANCE 2011-20**

**TO BE ENTITLED “AN ORDINANCE TO REZONE 0.94 ACRES FROM RESIDENTIAL VARIETY (RX) TO GENERAL OFFICE (GO) FOR PROPERTY LOCATED AT 222 MALLORY STATION 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 Residential Variety (RX) to General Office (GO):

Zoning Reference Number: 11-02:

Map-Parcel	Acres
053---10400	5.25
TOTAL	5.25

Beginning on the north margin of Mallory Road in the southeast corner of the owner’s purchase from Doggett, at a point in line with owner’s south and east boundary fences, and running thence with said east boundary fence N 3 degrees, E 480 feet; thence parallel with said road N 88 degrees, W 480 feet to an iron pin; thence S 3 degrees, W 480 feet to said south boundary fence; thence with said south boundary fence S 88 degrees, E 480 feet to the point of beginning, containing 5 ¼ acres, more or less.

Being a part of the same property conveyed to the London Broadcasting, Inc. by deed of Williamson County Broadcasting Company, of record in Deed Book 344, page 366, register’s Office of Williamson County, Tennessee.

The above property is conveyed subject to a Deed of Trust of record in Book 344, page 369, Register’s Office of Williamson County, Tennessee.

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: 5/26/11

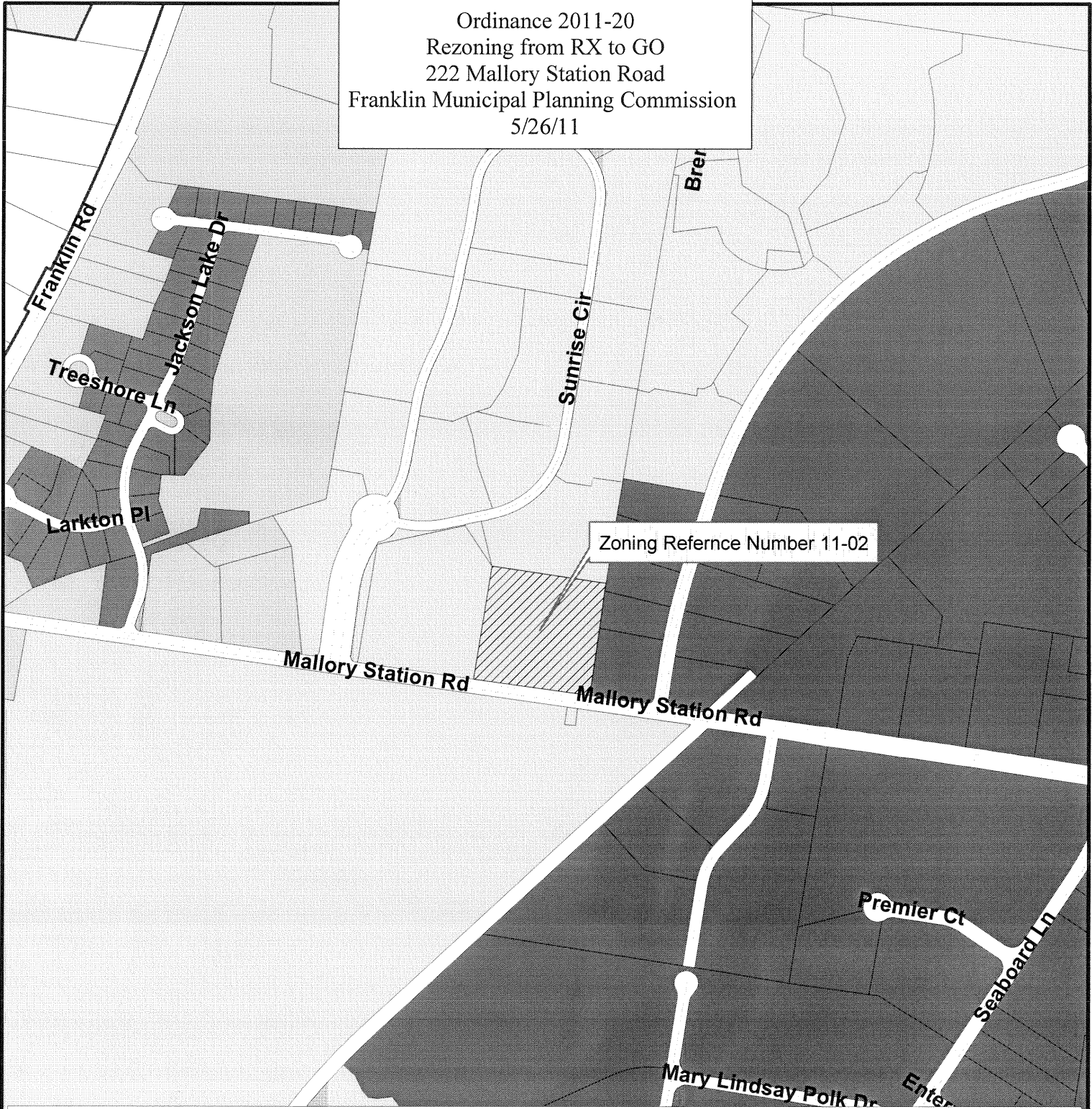
PASSED FIRST READING: \_\_\_\_\_

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

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




















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

Ordinance 2011-20  
 Rezoning from RX to GO  
 222 Mallory Station Road  
 Franklin Municipal Planning Commission  
 5/26/11



Zoning Reference Number 11-02

**Legend**

- |   |   |
|---|---|
|  222_Mallory_Station_Road       |  GO General Office District          |
| <b>Zoning</b>   |  CC Central Commercial District      |
|  AR Agricultural District       |  NC Neighborhood Commercial District |
|  ER Estate Residential          |  GC General Commercial District      |
|  R-1 Residential District       |  MN Neighborhood Mixed-Use District  |
|  R-2 Residential District       |  ML Local Mixed-Use District         |
|  R-3 Residential District       |  MX Regional Mixed-Use District      |
|  R-6 Residential District       |  LI Light Industrial District        |
|  RX Residential Variety         |  HI Heavy Industrial District        |
|  OR Office Residential District |  CI Civic and Institutional District |

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