

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: 2/24/11

PASSED FIRST READING: 4/26/11

PUBLIC HEARING HELD: 5/24/11

PASSED SECOND READING: 5/24/11

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	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
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 37064
 615.791.3217
 CONTACT: ERIC STICKER, CITY ADMINISTRATOR

DEVELOPER
 CITY DEVELOPMENT COMPANY, LLC
 1101 MCCOYCK STREET
 NASHVILLE, TN 37203
 615.319.6436
 CONTACT: BILL BARALEY, PRESIDENT

DESIGN TEAM
 HISTORICAL DESIGN CONSULTANT
 SOLUTIONS
 85 SLOAN STREET
 ROSWELL, GA 30075
 770.643.3938
 CONTACT: LEW OLIVER

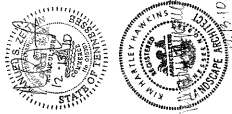
ARCHITECT
 MANUEL ZETLIN ARCHITECTS
 1819 21ST AVENUE SOUTH
 NASHVILLE, TN 37217
 CONTACT: MANUEL ZETLIN

LANDSCAPE ARCHITECT
 HAWKINS PARTNERS, LANDSCAPE ARCHITECTS
 1000 BOSTON
 SUITE 100
 NASHVILLE, TN 37203
 615.255.5318
 CONTACT: KIM WALKER

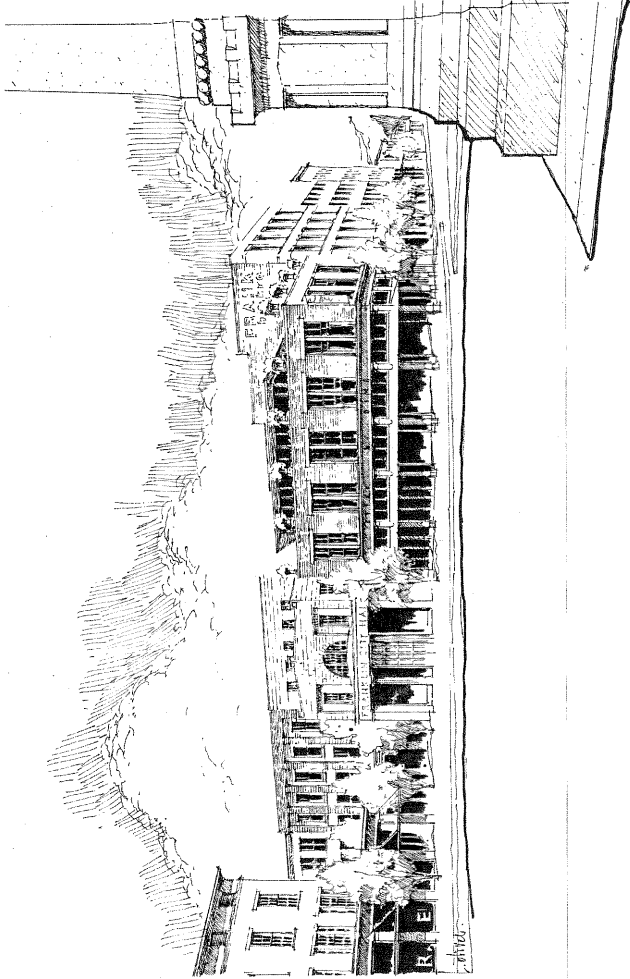
CIVIL ENGINEER
 CIVIL SITE DESIGN GROUP
 630 SOUTHGATE AVENUE
 NASHVILLE, TN 37221
 CONTACT: KEVIN GANGAWARE

TRANSPORTATION CONSULTANTS
 RAY TRANSPORTATION CONSULTANTS
 1000 BOSTON DRIVE
 SUITE 240
 BRENTWOOD, TN 37027
 615.370.8410
 CONTACT: ADAM BURCH

SHEET INDEX
 0.0 COVER SHEET
 C1.0 VICINITY PLAN/EXISTING CONDITIONS
 C2.0 AERIAL PHOTO
 C3.0 GENERAL AREA
 L1.0 CONCEPT PLAN, LAND USE DIVERSITY (LIMITED)
 L2.1 CONCEPT PLAN, CIRCULATION ENHANCEMENT
 A1.0 HISTORIC



For Traffic Area Only



109 3RD AVENUE SOUTH
 FRANKLIN, TENNESSE
 SHEET 00
FRANKLIN CITY HALL
 C.O.F. PROJ. NO. 2153

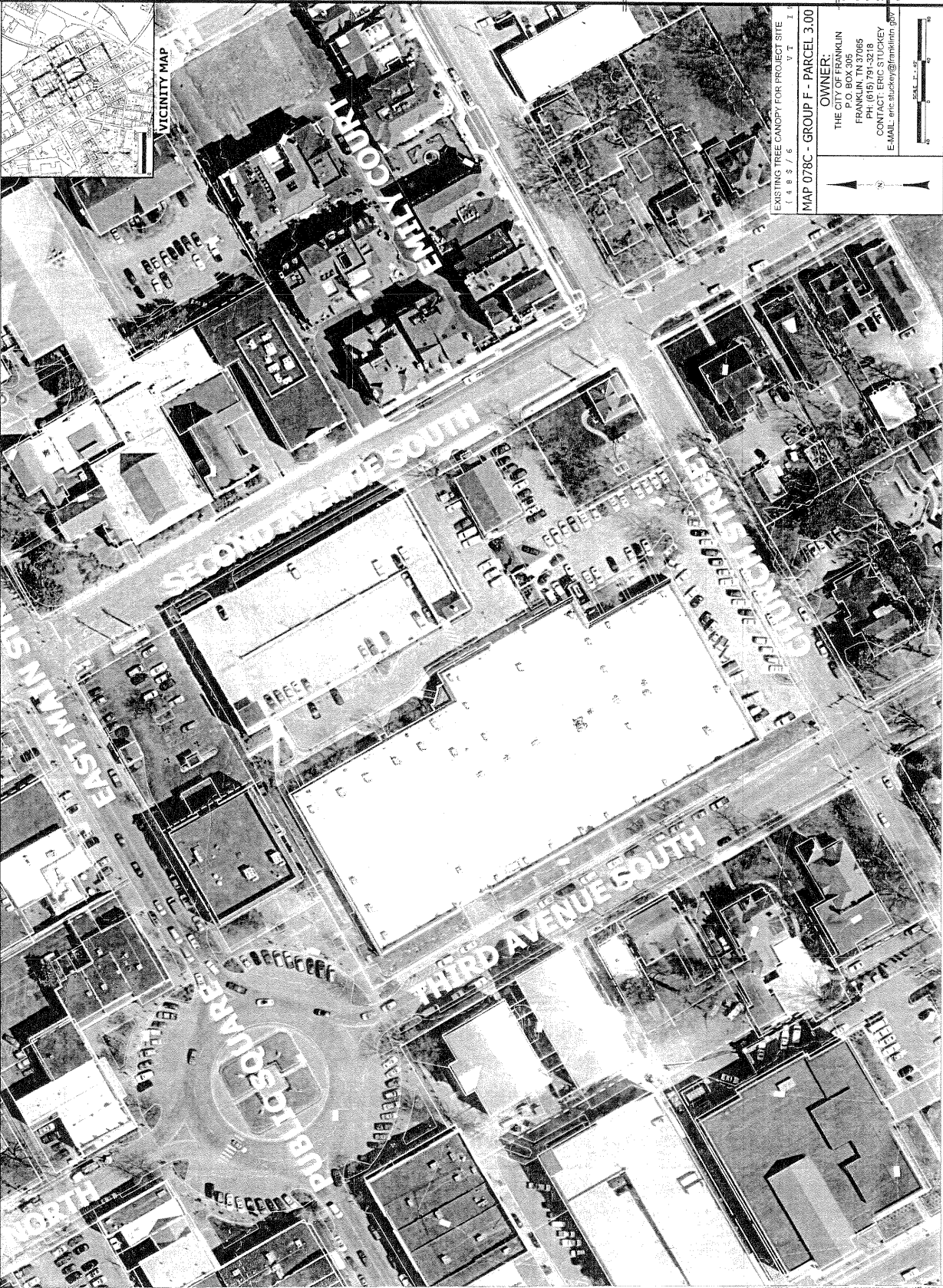
MANUEL ZETLIN ARCHITECTS
 1819 21ST AVENUE SOUTH
 NASHVILLE, TN 37217
 TEL: 615.255.5318
 FAX: 615.255.5399

NOT FOR CONSTRUCTION

COVER SHEET
 0.0
 SHEET NO.

0.0





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

405 2ND AVENUE SOUTH
FRANKLIN, TN 37065
TEL: 615.791.2153

MANUEL ZEMLIN ARCHITECTS
TEL: 615.791.2153
WWW.MZARCHITECTS.COM

SCOTT & STEVEN
ARCHITECTS
1000 W. MAIN ST. SUITE 200
FRANKLIN, TN 37065
TEL: 615.791.2153

PHOTOGRAPHY BY
PHOTOGRAPHY BY
PHOTOGRAPHY BY

NOT FOR CONSTRUCTION

DATE: 11/11/11
SCALE: 1" = 100'

AERIAL PHOTO

EXISTING TREE CANOPY FOR PROJECT SITE
1 4 8 8 / 5
MAP 078C - GROUP F - PARCEL 3.00

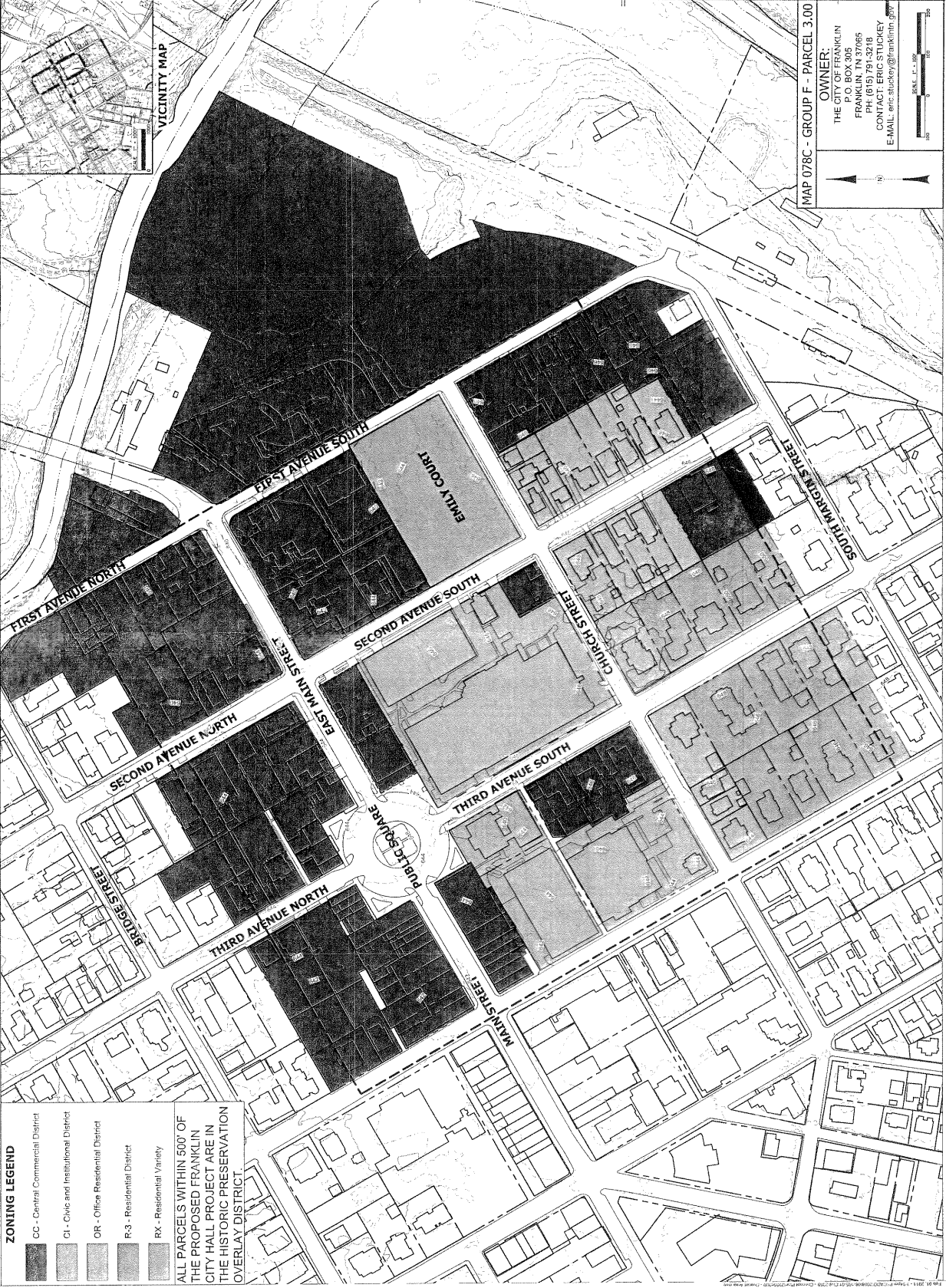
OWNER:
THE CITY OF FRANKLIN
P.O. BOX 305
FRANKLIN, TN 37065
PH: (615) 791-3218
CONTACT: ERIC STUCKEY
E-MAIL: eric.stuckey@franklin.gov



C2.0

- 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



FRANKLIN CITY HALL
C.O.F. PROJ. NO. 2153
SHEET 010A

MANUEL ZENTLIN ARCHITECTS
TEL: 615 259-8880
FAX: 615 259-8278

Scythe & Stone
ARCHITECTS

Franklin Projects, Inc.
CONSULTANT

NOT FOR CONSTRUCTION

OVERALL AREA
RESERVING SUBMITTAL
DATE: 08/01/2017
PROJECT NO: 2153
CONTACT: ERIC STUCKEY
E-MAIL: eric.stuckey@franklininc.com

MAP 078C - GROUP F - PARCEL 3.00

OWNER:
THE CITY OF FRANKLIN
P.O. BOX 305
FRANKLIN, TN 37065
PH: (615) 791-3218
CONTACT: ERIC STUCKEY
E-MAIL: eric.stuckey@franklininc.com



C3.0

TRIP GENERATION

Trips are based on the expected land uses with a 100% contingence size increase. As shown, total trip generation is provided for the entire development. No additional traffic is expected to be generated by the Pull Light Theater since the site and conditions. Therefore, the total daily trips expected to be generated by the proposed Franklin City Hall development is approximately 5,046 vehicles per day.

TABLE 2: TRIP GENERATION FRANKLIN CITY HALL

LAND USE	SIZE	GENERATED TRAFFIC		TRIP MAKE-UP	
		TRAFFIC	TRIP MAKE-UP	ENTER	EXIT
Residential County Courthouse (1,170,000 sq ft)	313 S.F.	265	4	17	10
Hotel (1,112,100 sq ft)	1,112,100	532	25	16	31
Government Office Building (1,017,700 sq ft)	1,017,700	2,033	217	21	36
Office Building (1,017,700 sq ft)	1,017,700	2,033	217	21	36
RETAIL (1,170,000 sq ft)	5,018 S.F.	837	30	28	23
TOTAL		5,046	299	95	218

Notes: 1. IET Trip Generation Manual Eighth Edition.
2. See Chapter 12 and Development Code, Trip Generation Manual 2008.
3. See Chapter 12 and Development Code, Trip Generation Manual 2008.
4. For the existing traffic generated by City Hall. These reductions should be applied if a TRS is proposed for the project.

IMPACT STATEMENT

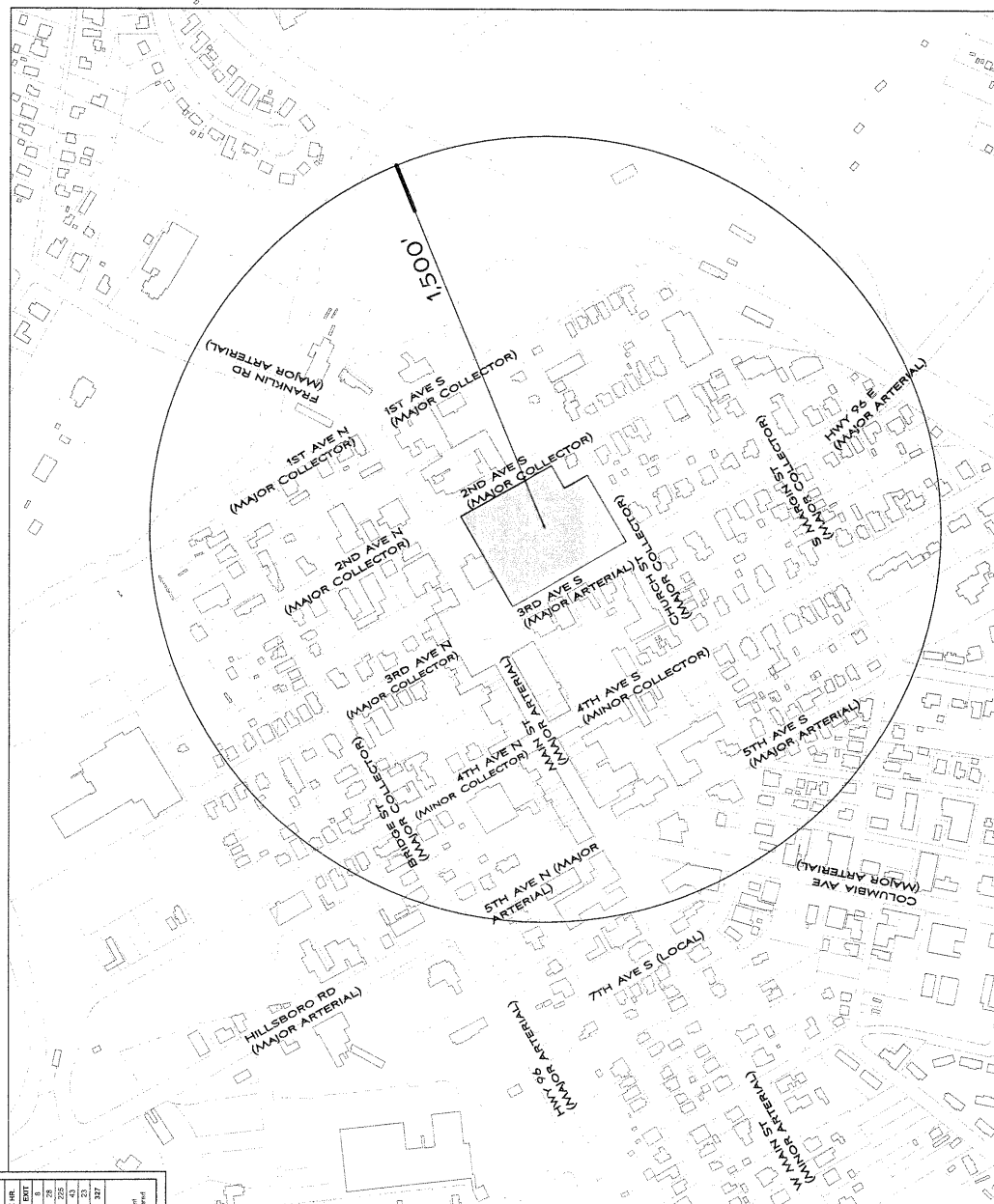
As the project-generated traffic approaches the site, vehicles will be expected to generate approximately 5,046 vehicle trips per day. This traffic will be distributed across the major street network that provides access to the project site in downtown Franklin. The table below indicates the percent of project-generated traffic that will be expected to be generated by the project and to approach the site. The distribution and percent of project-generated traffic is based on the average annual daily traffic (AADT) obtained from DOT count stations. These projections are considered preliminary estimates of flow many add to the project network. More detailed traffic analysis would require the preparation of a traffic impact study.

TABLE 1: PROJECT IMPACT ON STREET NETWORK

MAJOR STREET CLASSIFICATION	STREET	TWO-WAY TRAFFIC (VPH)	DAILY PROJECTED INCREASE IN TRAFFIC	PERCENT INCREASE
Major Arterial	Hillsboro Rd	10,000	100	1%
Major Arterial	Franklin Rd	10,000	100	1%
Major Arterial	1st Ave N	10,000	100	1%
Major Arterial	2nd Ave N	10,000	100	1%
Major Arterial	3rd Ave N	10,000	100	1%
Major Arterial	4th Ave N	10,000	100	1%
Major Arterial	5th Ave N	10,000	100	1%
Major Arterial	7th Ave S	10,000	100	1%
Major Arterial	1st Ave S	10,000	100	1%
Major Arterial	2nd Ave S	10,000	100	1%
Major Arterial	3rd Ave S	10,000	100	1%
Major Arterial	4th Ave S	10,000	100	1%
Major Arterial	5th Ave S	10,000	100	1%
Major Arterial	6th Ave S	10,000	100	1%
Major Arterial	7th Ave S	10,000	100	1%
Major Arterial	8th Ave S	10,000	100	1%
Major Arterial	9th Ave S	10,000	100	1%
Major Arterial	10th Ave S	10,000	100	1%
Major Arterial	11th Ave S	10,000	100	1%
Major Arterial	12th Ave S	10,000	100	1%
Major Arterial	13th Ave S	10,000	100	1%
Major Arterial	14th Ave S	10,000	100	1%
Major Arterial	15th Ave S	10,000	100	1%
Major Arterial	16th Ave S	10,000	100	1%
Major Arterial	17th Ave S	10,000	100	1%
Major Arterial	18th Ave S	10,000	100	1%
Major Arterial	19th Ave S	10,000	100	1%
Major Arterial	20th Ave S	10,000	100	1%
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Major Arterial	36th Ave S	10,000	100	1%
Major Arterial	37th Ave S	10,000	100	1%
Major Arterial	38th Ave S	10,000	100	1%
Major Arterial	39th Ave S	10,000	100	1%
Major Arterial	40th Ave S	10,000	100	1%
Major Arterial	41st Ave S	10,000	100	1%
Major Arterial	42nd Ave S	10,000	100	1%
Major Arterial	43rd Ave S	10,000	100	1%
Major Arterial	44th Ave S	10,000	100	1%
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Major Arterial	94th Ave S	10,000	100	1%
Major Arterial	95th Ave S	10,000	100	1%
Major Arterial	96th Ave S	10,000	100	1%
Major Arterial	97th Ave S	10,000	100	1%
Major Arterial	98th Ave S	10,000	100	1%
Major Arterial	99th Ave S	10,000	100	1%
Major Arterial	100th Ave S	10,000	100	1%

Traffic Impact Analysis
Not required by City Engineer at this time per City responses dated 12/7/2010

As the project-generated traffic approaches the site, vehicles will be expected to generate approximately 5,046 vehicle trips per day. 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 will be expected to be generated by the project and to approach the site. The distribution and percent of project-generated traffic is based on the average annual daily traffic (AADT) obtained from DOT count stations. These projections are considered preliminary estimates of flow many add to the project network. More detailed traffic analysis would require the preparation of a traffic impact study.



CONTEXTUAL ROAD NETWORK CLASSIFICATION DIAGRAM

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

MANUEL ZERTUZI ARCHITECTS
TEL. 435 264899
FAX 435 264899

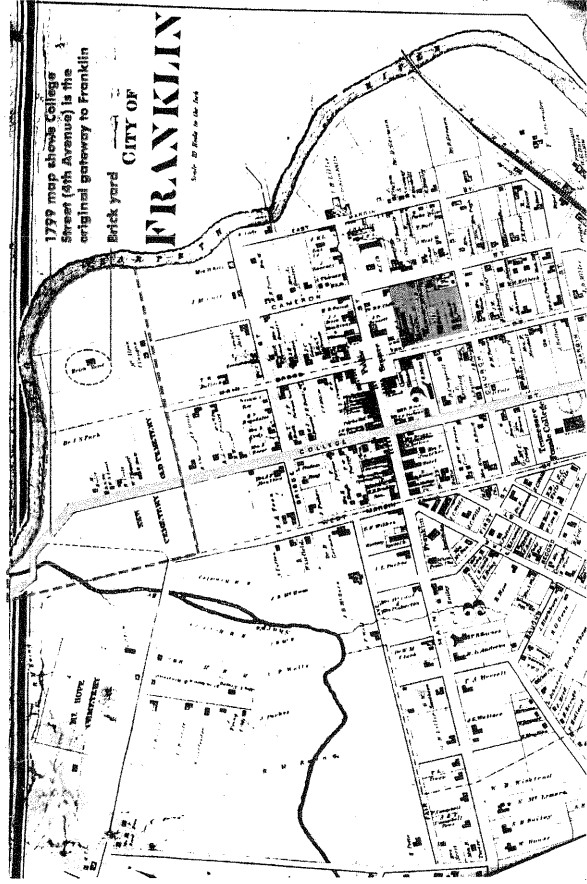
3470 EAST 1000 SOUTH AVENUE, PM 2025
SALT LAKE CITY, UT 84143

NOT FOR CONSTRUCTION

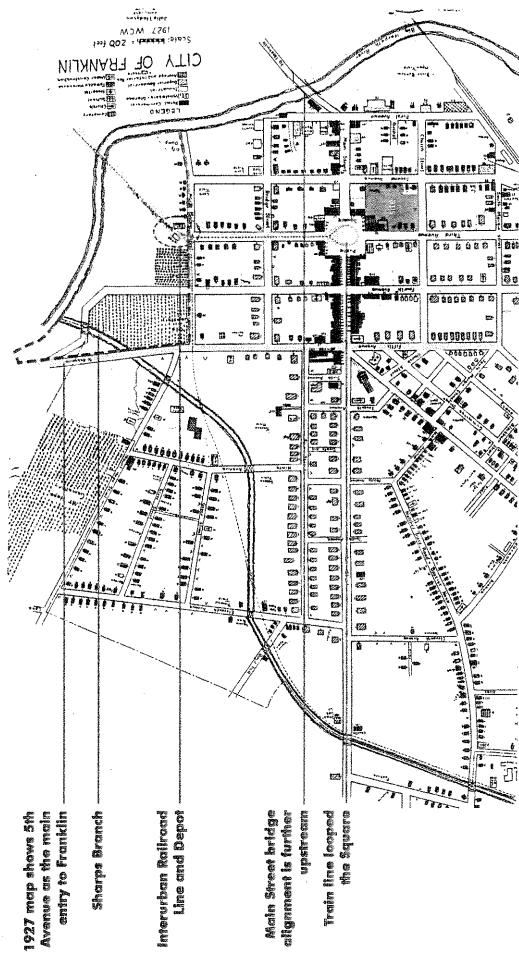
CONCEPT PLAN

DATE: 08/26/2010
DRAWN BY: J. B. BROWN
PROJECT NO.: 10-0483

LC1.1



3 CONTEXT: 1798 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 on this sheet for approximate locations of adjacent historic structures.



existing structure

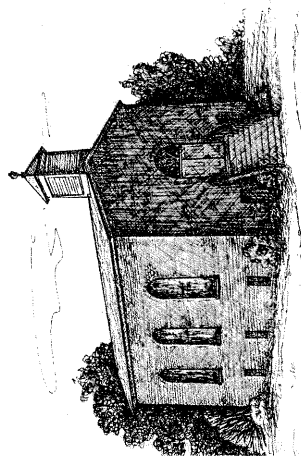


Image courtesy: Rick Howcock

BUILDING INFORMATION (approximate):

2,397 sf
1405 V/S

PULL-TIGHT THEATER - HISTORIC DESCRIPTION

Wiley Memorial Chapel Methodist US was built by Northern Methodists in 1867 for the freedom of Franklin in competition with the Southern Methodists. It was the Northern Methodists who were active with the Freedmen's Bureau and a small area of churches in Tennessee after the Civil War. The Northern Methodists established 1 white and 6 black churches in Franklin, Tennessee, which were destroyed by fire in 1868. The congregation was large and eventually closed in 1945. The building was sold at auction and sold to C.B. Hall for \$4,500. It served as Freese's grocery for many years, then in the 1970s became Maple Fox Restaurant, then an antique mall, and then the City bought the property. It has served as Pull Tight Playhouse ever since.

1 EXISTING HISTORIC STRUCTURE: PULL-TIGHT THEATER

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

100 DASH AND SCOUTS
PROPERTY TRANSFERORS

MANUEL ZETLIN ARCHITECTS
700 N. 4TH AVENUE, SUITE 200
FRANKLIN, TN 37069

1000 WEST 10TH AVENUE, SUITE 200
FRANKLIN, TN 37069

NOT FOR CONSTRUCTION

HISTORIC

APPROVED SUBMITTAL
DATE: 08/23/2011
PROJECT NO.: 2153

A1.0