



MEMORANDUM

December 2, 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 2011-29, an ordinance to rezone 21.32 acres from Heavy Industrial (HI) to Light Industrial (LI) for multiple properties located along Alpha Drive and Beta Drive

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone 21.32 acres from Heavy Industrial (HI) to Light Industrial (LI) for multiple properties located along Alpha Drive and Beta Drive (Ordinance 2011-29).

Background

This ordinance was favorably recommended onto the BOMA by the Planning Commission by a unanimous vote (8-0) at the November 17, 2011, FMPC Meeting.

PROJECT INFORMATION	
Existing Land Use	Industrial, Mixed-Use, Office
Proposed Land Use	N/A
Existing Zoning	Heavy Industrial (HI)
Proposed Zoning	Light Industrial (LI)
Acreage	21.32 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 Developed
Character Area Overlay/ Development Standard	SOCO-6 / Traditional (Southall Character Area, Special Area 6
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.20

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Industrial	GC
<i>South</i>	Office/Industrial	HI



<i>East</i>	Industrial	LI
<i>West</i>	Comm/Ind/Office/Res	LI and GC

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Available;
Reclaimed Water	N/A;

LAND USE PLAN RECOMMENDATIONS
<p>The Southall Character Area straddles Carters Creek Pike and Columbia Avenue to the southwest and south of downtown Franklin. To the north, the area is bound by the West Harpeth and Central Franklin Character Areas, to the east by the Carnton and Goose Creek Character Areas and to the south and west by the UGB. There are approximately 4,230 acres in the area, and large residential lots and vacant land account for a majority of that acreage. There are almost 400 acres dedicated to industrial uses, which is more than half of the region's total (although much of this is the rock quarry), and there is also some commercial and office space.</p> <p>Several issues arise in regard to the Columbia Avenue corridor: Excessive signage creates a visual blight along the corridor; as it continues to develop and redevelop, efforts are required to improve the visual aspect of the signage. There is the potential to widen Columbia Avenue from Downs Boulevard to the outer limits of the UGB.</p> <p>This site in particular is located in Southall Character Area - Special Area 6 and has been identified as an Activity Center. This Special Area shall be reserved for Heavy Industry uses. In general, Activity Centers are focal points that have a combination of land uses that attract large numbers of people. There are different types of Activity Centers identified in this plan, and they may include Light Industry, Office, Retail or a mixture of uses. These areas include major revenue or employment generators and should be viewed as community resources.</p>

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

PROJECT REVIEW

COMMENTS:

This item was discussed at the August 25, 2011, FMPC meeting and was deferred until the October 27, 2011, FMPC meeting in order to hold a neighborhood meeting with impacted business owners and residents. This meeting was held on October 13, 2011, at City Hall and was attended by approximately 12 area property owners. At the October 27, 2011, FMPC



meeting, the item was deferred to the November 17, 2011, FMPC meeting. The rezoning proposal is at the request of Alderman Michael Skinner. Notification letters were sent out to all directly impacted property owners of record as well as the owners of properties located within 500 feet of this area.

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.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning request.

ORDINANCE 2011-29

TO BE ENTITLED “AN ORDINANCE TO REZONE 21.32 ACRES FROM HEAVY INDUSTRIAL (HI) TO LIGHT INDUSTRIAL (LI) FOR MULTIPLE PROPERTIES LOCATED ON ALPHA DRIVE AND BETA DRIVE.”

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 Heavy Industrial (HI) to Light Industrial (LI):

Zoning Reference Number: 11-04:

Map-Parcel	Acres
090G-B00700	0.80
090G-B00800	0.81
090G-B00900	2.60
090G-B01000	1.07
090G-B01100	1.29
090G-B01200	1.39
090G-B01400	2.50
090G-B01500	1.36
090G-B01600	1.08
090G-B01601	0.78
090G-B01602	0.50
090G-B01603	0.73
090G-B01700	5.23
090G-B01201	1.14
090G-B01401	0.05
TOTAL	21.32

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/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED DEFERRAL: 8/25/11

PLANNING COMMISSION RECOMMENDED DEFERRAL: 10/27/11

PLANNING COMMISSION RECOMMENDED: 11/17/11

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____