

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ordinance 2012-03, Mt. Hope Cemetery Rezoning
LOCATION: 608 Mount Hope Street
PROJECT DESCRIPTION: Proposed Rezoning from High Residential District (R-3) to Civic and Institutional District (CI)
APPLICANT: Mort Stein, Hard Bargain Mt. Hope Redevelopment
OWNER: John Flaucher, Mt. Hope Perpetual Care Association
PROJECT STAFF: Jonathan Langley
TYPE OF REVIEW: Rezoning Request
RECOMMENDATION: Favorable recommendation to the BOMA

PROJECT INFORMATION	
Existing Land Use	Civic and Institutional
Proposed Land Use	Civic and Institutional / Office
Existing Zoning	R-3
Proposed Zoning	CI
Acreage	40.35 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 Informal Open Space: N/A Total Open Space: N/A</i>
Physical Characteristics	The site contains an existing cemetery as well as one structure.
Character Area Overlay/ Development Standard	CFCO-3 / Traditional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.10 in CI

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Commercial	CC

<i>South</i>	Detached Residential	R-6
<i>East</i>	Industrial	CC/R-6/CI
<i>West</i>	Civic/Commercial/Detached Residential	RX

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

LAND USE PLAN RECOMMENDATIONS
<p>The Central Franklin Character Area will continue to function as the central core having a unique quality that capitalizes on the history of the area and the diversity of the land uses.</p> <p>The predominant uses in Special Area 3 of the Central Franklin Character Area will include detached and attached residential development, institutional and civic uses. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets. Established civic and institutional sites will contribute to open space in the area</p>

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: This rezoning request is submitted by the applicant in order to use the existing residence on the property for an office and community room. The proposal is to rezone the property from R-3 to CI, which would permit an office and community room and would also make the existing Mt. Hope Cemetery a conforming use per the base zoning district requirements.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Rezoning Plan/Concept Plan shall be submitted to the Department of Planning and Sustainability by 9am on the

Tuesday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

ORDINANCE 2012-03

TO BE ENTITLED "AN ORDINANCE TO REZONE ± 40.35 ACRES FROM HIGH RESIDENTIAL DISTRICT (R-3) TO CIVIC AND INSTITUTIONAL DISTRICT (CI) FOR THE PROPERTY LOCATED AT 608 MOUNT HOPE 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 High Residential District (R-3) to Civic and Institutional (CI):

Zoning Reference Number: 12-01:

Map-Group-Parcel	Acres
063O-D-02600	40.35
TOTAL	40.35

This property is known as "Parcel 02600" on the Williamson County Property Assessor's Map 0630, Control Map 063N, Group D. All other parcels referenced herein are also part of Map 0630, Control Map 063N, Group D. BEGINNING at the point of intersection of the northern right-of-way line of Mt. Hope Street and the eastern right-of-way line of Magnolia Drive, THENCE north approximately 1,687 feet along the eastern right-of-way line of Magnolia to the northwest corner of the parcel at the intersection of the eastern right-of-way line of Magnolia and the southern right-of-way line of Del Rio Pike, THENCE east approximately 992 feet along the southern right-of-way line of Del Rio Pike to its intersection with the western right-of-way line of Hillsboro Road, THENCE south along the western right-of-way line of Hillsboro Road, and continuing south along the western boundary of Parcel 01900 approximately 859 feet to the southwest corner of Parcel 01900, THENCE east approximately 130 feet along the boundary with Parcel 01900 to the point where Parcels 01900, 02001 and 02000 converge, THENCE south approximately 256 feet along the western boundaries of Parcels 02000 and 02400, THENCE west and south approximately 212 feet along the western boundary of Parcel 02500 to its intersection with the northern right-of-way line of Mt. Hope Street, THENCE west approximately 1187 feet along the northern right-of-way line of Mt. Hope Street to the point of beginning. The Parcel contains approximately 40.35 acres, combining the areas of both Mt. Hope Cemetery and Toussaint L'Ouverture Cemetery.

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.

4

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
KEN MOORE, M.D.
MAYOR

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

5

ORDINANCE 2012-03
 REZONING FROM R-3 TO CI (+/- 40.35 ACRES)
 608 MOUNT HOPE STREET
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/26/12



Zoning Reference Number 12-01

Legend

- | | |
|------------------------------------|-------------------------------------|
| 608 Mount Hope Street | GO General Office District |
| Zoning | CC Central Commercial District |
| AG 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 |
| Historic Core Residential District | LI Light Industrial District |
| RX Residential Variety | HI Heavy Industrial District |
| OR Office Residential District | CI Civic and Institutional District |

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2012. All rights reserved.



6