



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #11  
WRKS 02/14/2012

# MEMORANDUM

February 8, 2012

**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 2012-03, an ordinance to rezone ± 40.35 acres from High Residential District (R-3) to Civic and Institutional (CI) for the property located at 608 Mount Hope Street

### Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding an ordinance to rezone ± 40.35 acres from High Residential District (R-3) to Civic and Institutional (CI) for the property located at 608 Mount Hope Street.

### Background

This ordinance was favorably recommended to the BOMA by the Planning Commission by a unanimous vote (8-0) at the January, 26, 2012, FMPC Meeting.

PROJECT INFORMATION	
<b>Existing Land Use</b>	Civic and Institutional
<b>Proposed Land Use</b>	Civic and Institutional / Office
<b>Existing Zoning</b>	R-3
<b>Proposed Zoning</b>	CI
<b>Acreage</b>	40.35 acres
<b>Proposed Number of Lots</b>	N/A
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
<b>Physical Characteristics</b>	The site contains an existing cemetery as well as one structure.
<b>Character Area Overlay/ Development Standard</b>	CFCO-3 / Traditional
<b>Other Applicable Overlays</b>	N/A
<b>Proposed Building Height</b>	N/A
<b>Minimum Landscape Surface Ratio</b>	.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	
<b>Water</b>	Available;
<b>Sewer</b>	Available;
<b>Reclaimed Water</b>	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>

<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.

**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



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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.

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of Ordinance 2012-03 is recommended.

**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 063O, Control Map 063N, Group D. All other parcels referenced herein are also part of Map 063O, 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED: 1/26/12

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

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

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

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