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# MCEWEN CHARACTER AREA, SPECIAL AREA 6

PROPOSED LAND USE PLAN MAP AMENDMENT

PREPARED FOR LAND SOLUTIONS

MAY 9, 2016

RESUBMITTAL: JUNE 2, 2016

COF # 6141



# LAND USE PLAN AMENDMENT

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### DESCRIPTION AND JUSTIFICATION.

Land Solutions requests an amendment to the City of Franklin Land Use Plan map for the properties located at 4344 S. Carothers Rd and 4350 S. Carothers Rd. These properties are currently in the Franklin UGB, adjacent to the City of Franklin City Limits.

**Request:**

**That the subject properties be removed from Seward Hall Special Area 3 and added to McEwen Special Area 6.**

With the current development pattern along the Carothers Parkway corridor, these properties, as well as the next five properties to the south, should serve as a transitional feature from the smaller lots and higher densities of the Carothers Parkway developments to the larger lots of the established Williamson County neighborhoods.

With the Land Use Plan map amendment, the Character Area boundary would be relocated to the rear property lines instead of the center line of S. Carothers Road. An existing drainage conveyance channel and sewer line, running at the rear of these properties, would further enforce the boundary location.

If this request is supported by the Franklin Planning Commission, Land Solutions intends to request the rezoning and annexation of these properties as a party of the Ashcroft Valley PUD Master Plan. In addition to serving as a lot size transition, these parcels will allow an additional ingress/egress for Ashcroft Valley onto South Carothers Road.

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# LOCATION MAP AND SITE DATA

**PROJECT NAME:** Carothers Rd Properties

**SUBDIVISION NAME:** Proposed – Ashcroft Valley PUD

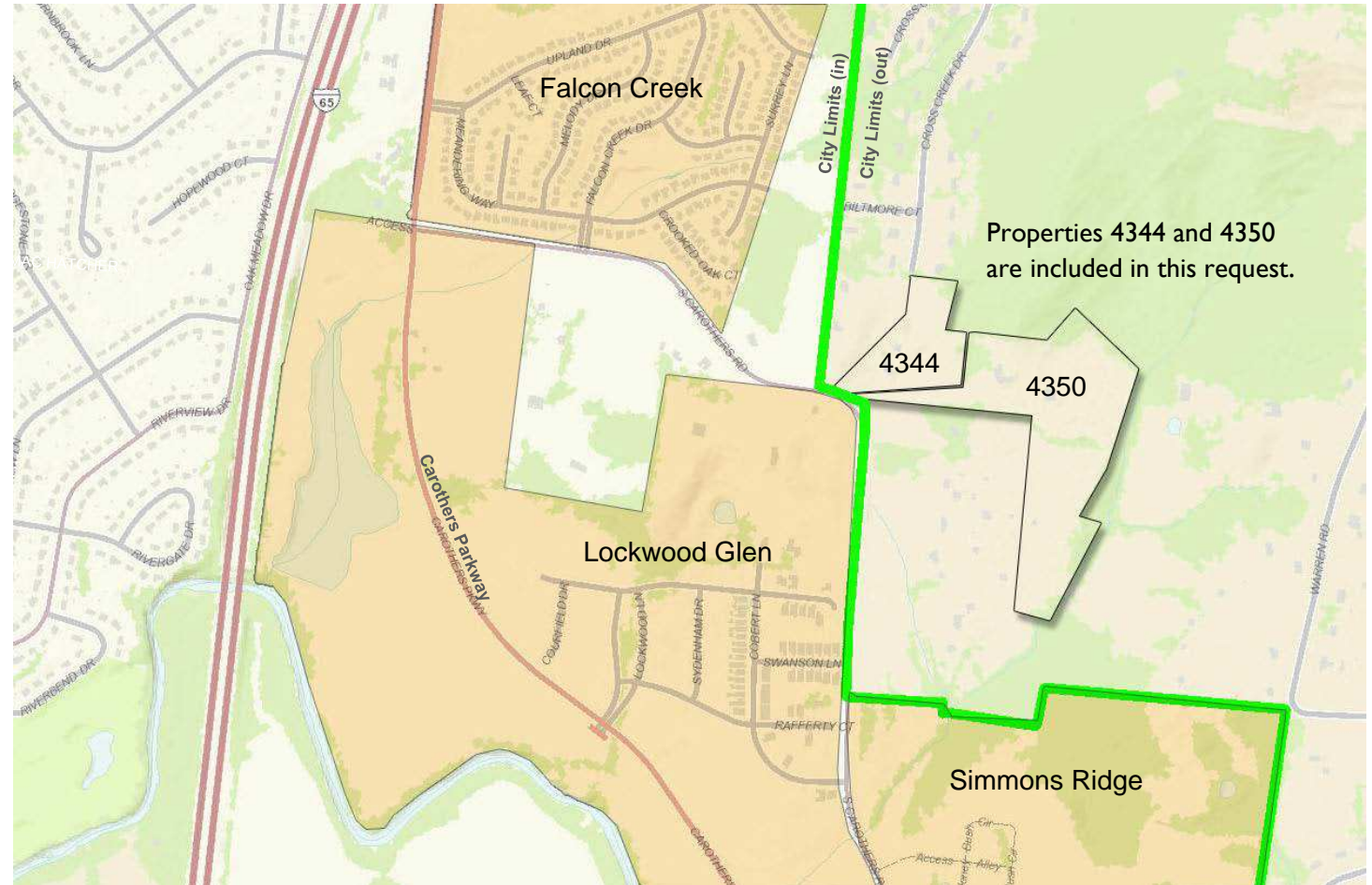
**ADDRESS:** 4344 & 4350 S. Carothers Road  
**MAP AND PARCEL :** MAP 89, PARCEL 43.02, 43.03  
**CITY:** FRANKLIN  
**COUNTY:** WILLIAMSON  
**STATE:** TENNESSEE

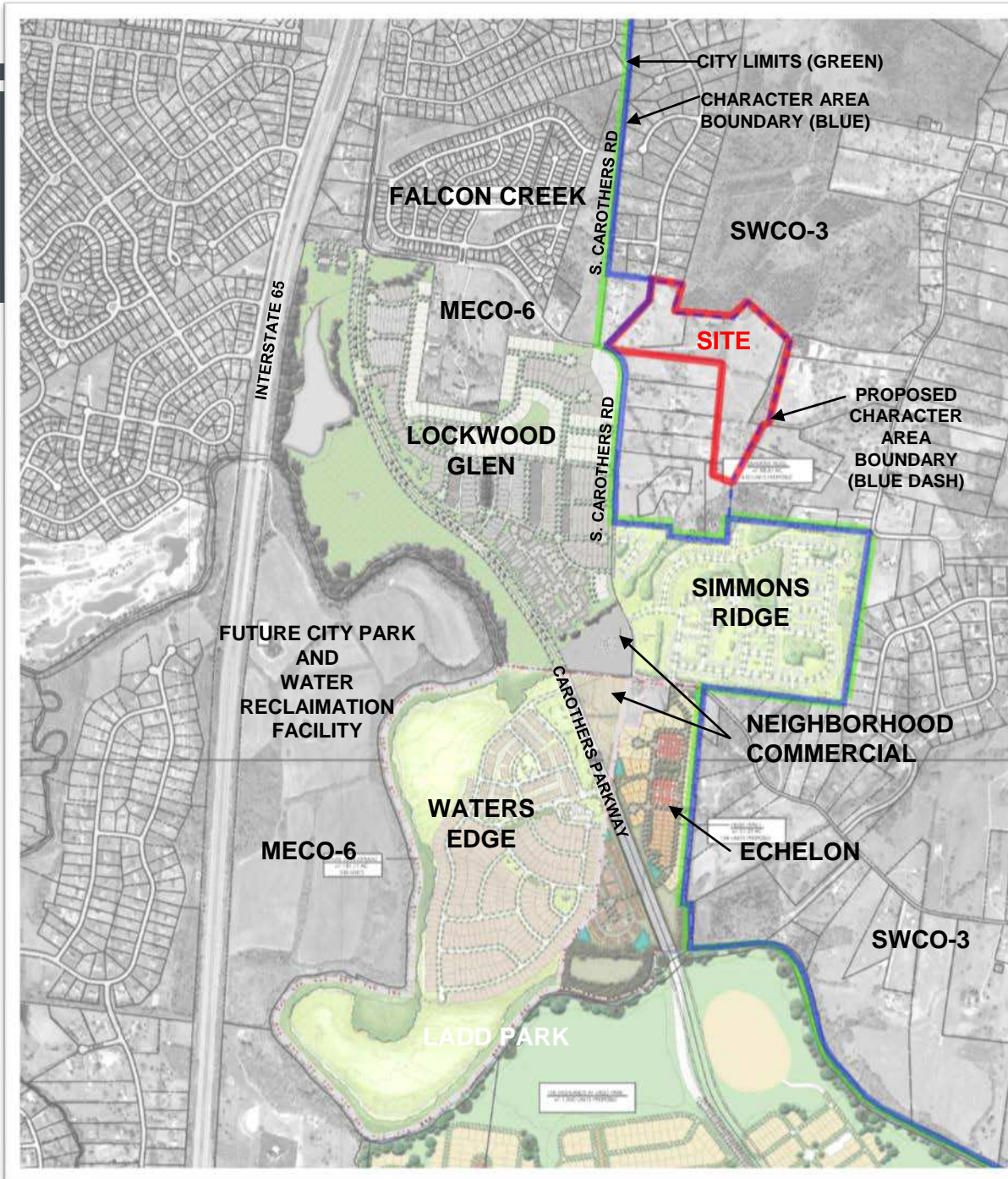
**EXISTING ZONING:** Williamson County,  
**EXISTING CHARACTER AREA:** SWCO-3  
**PROPOSED CHARACTER AREA:** MECO-6  
**OTHER APPLICABLE OVERLAYS:** None  
**ACREAGE OF SITE:** +/- 11.6 AC total

**OWNER:** Patti Sue Watkins  
Address: 4344 S. Carothers Rd, Franklin TN 37064

**OWNER:** George Durnin V  
Address: 4350 S. Carothers Rd, Franklin, TN 706

**APPLICANT:** GAMBLE DESIGN COLLABORATIVE  
Address: 144 S.E.PARKWAY, SUITE 200  
FRANKLIN, TN 37064  
Phone No.: (615) 975-5765  
E-mail address: greg.gamble@gdc-tn.com  
Contact Name: GREG GAMBLE



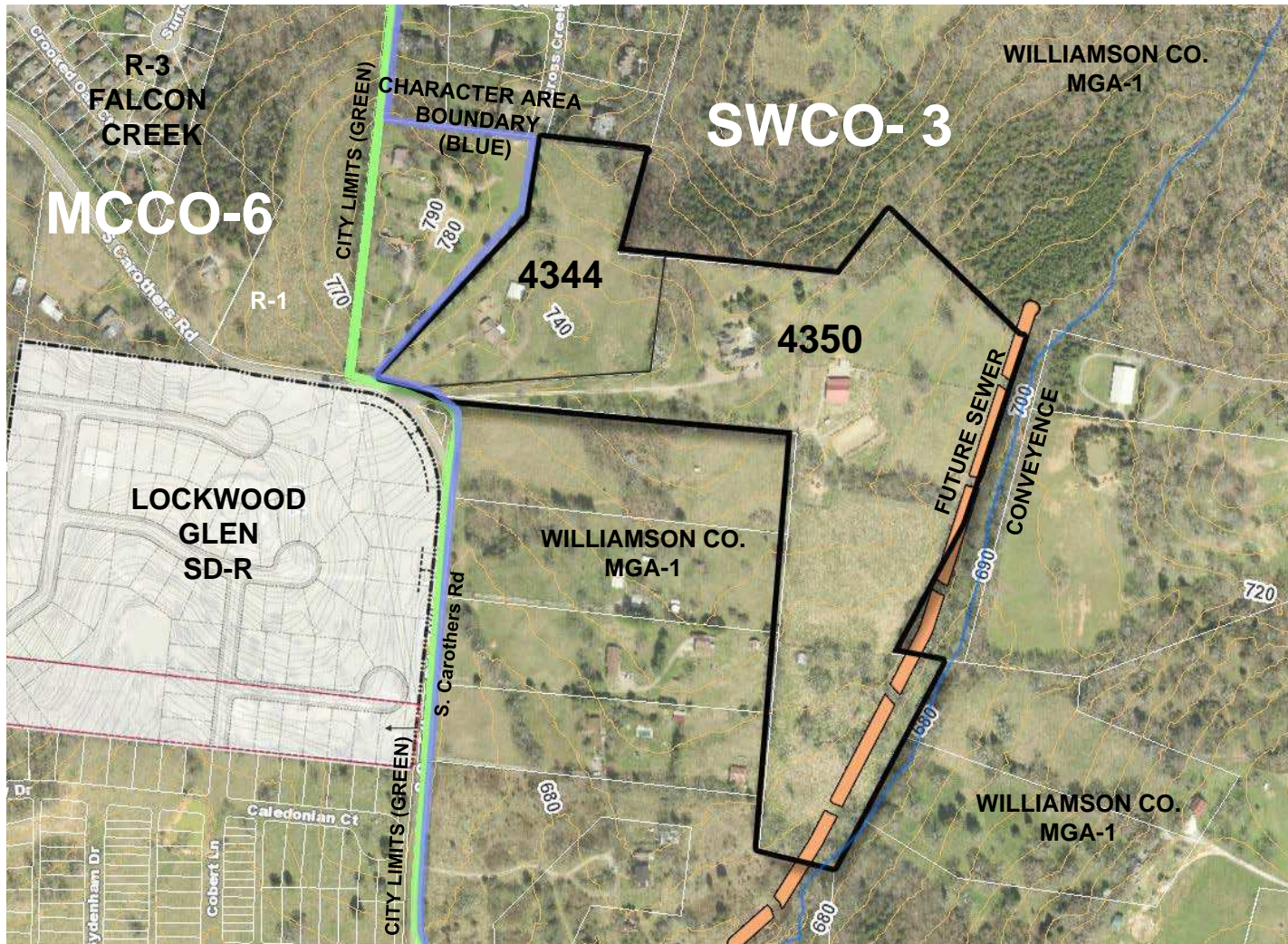


# CAROTHERS CORRIDOR CONTEXT

- Currently, the character areas change along the center of S. Carothers Road creating a situation where the SWCO-3 dictates larger lots across the road from MOCO-6, containing smaller lots, greater density, and attached product.
- A better transition should occur between the small lots on the west side of the road to the more established, larger single family lots of the county to the east.

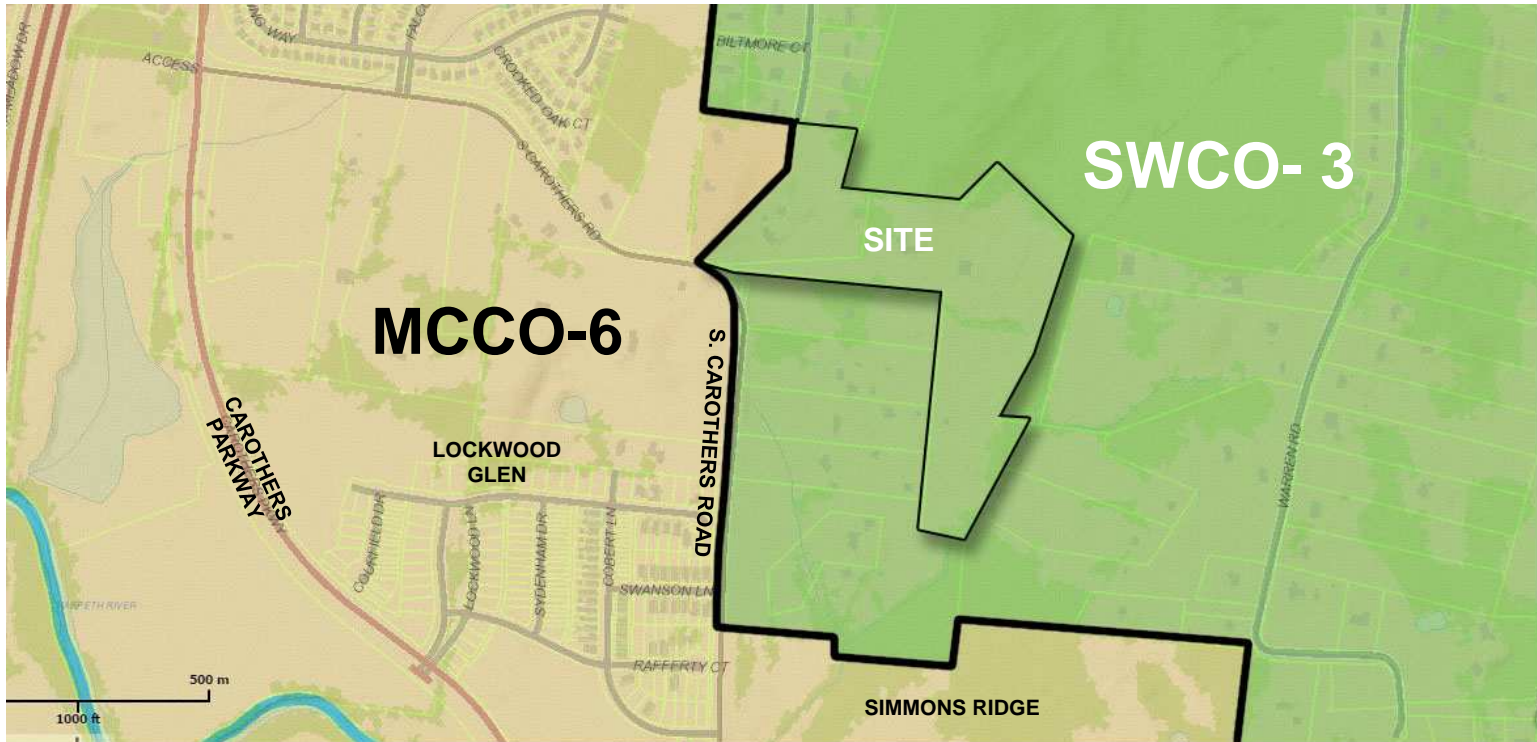
Changing character areas along the back of the lot, and where natural development breaks occur, will create a better transition between residential communities.

# PHYSICAL FEATURES MAP



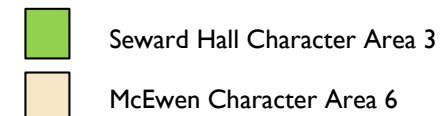
- Property: 4344 & 4350 S. Carothers Rd.  
Base Zoning District: Williamson County, MGA-1  
Special Area Designation: SWCO-3  
Overlay Zoning Districts: None  
Existing Land Use: Residential  
Existing or Planned Road Network:
- accessed by S. Carothers Rd.
  - Future connection to the northeast through the proposed Ashcroft Valley
- Railroad infrastructure or ROW: N/A  
Historic Properties: N/A  
Natural Features that may limit development:
- Drainage conveyance to the east

# EXISTING CHARACTER AREA

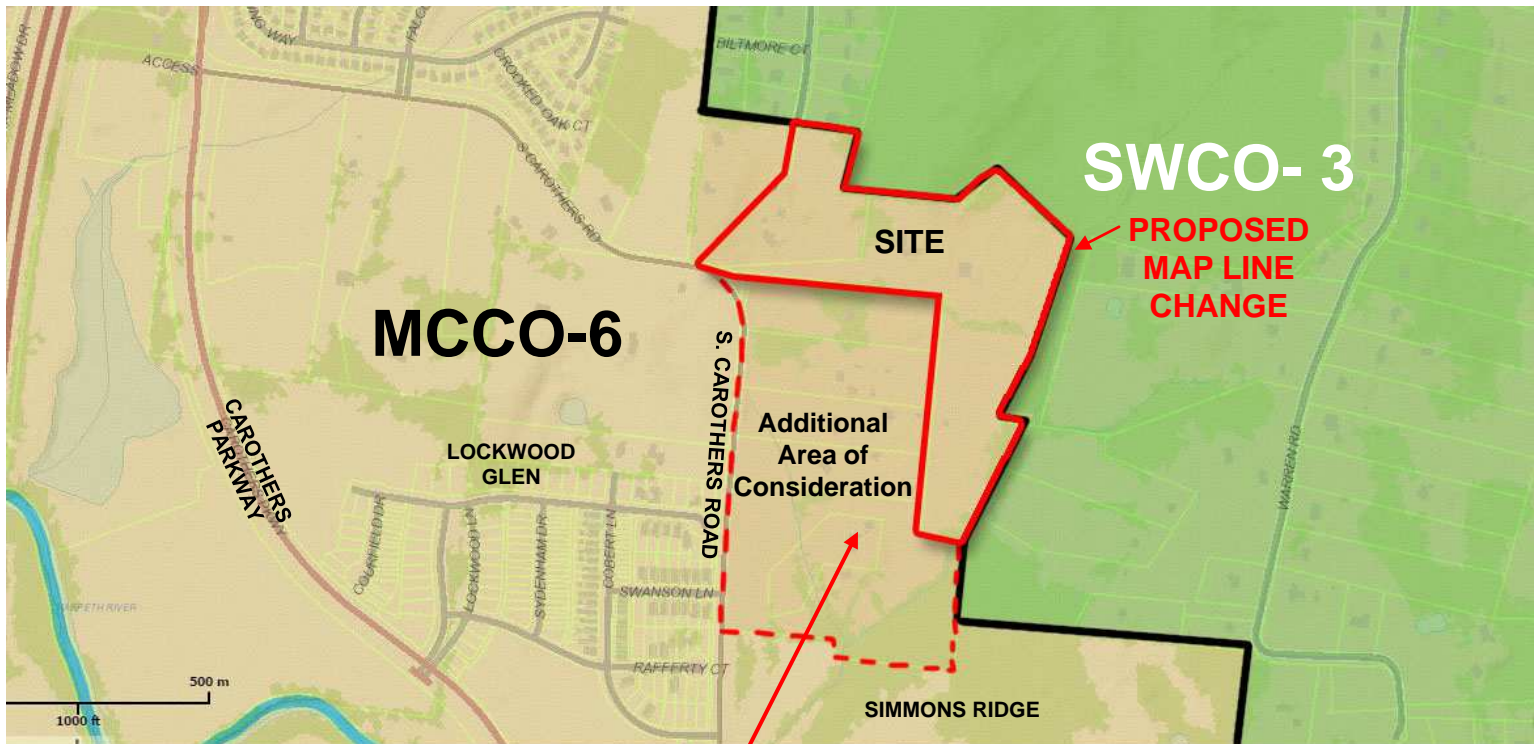


## Existing Character Area: Seward, Special Area 3

- The Land Use Plan and Chapter 3 of the Zoning Ordinance both describe the character of Special Area 3 as largely established and that new development should take on the pattern of detached single family lots of between one and five acres. Smaller lots are encouraged to be placed on the interior of developments.
- Currently, S. Carothers Rd. is the only transition between the smaller, higher density neighborhoods to the west of the established Williamson County neighborhoods in SWCO-3. By allowing the character area boundary to be at the rear of these lots, instead of the center line of the road, the transition adheres to the Land Use Plan Guidelines



# PROPOSED CHARACTER AREA





The lots in this area are not a portion of this request; however, due to their proximity, we are suggesting that City staff and Planning Commissioners should also consider a change in character area for these lots.

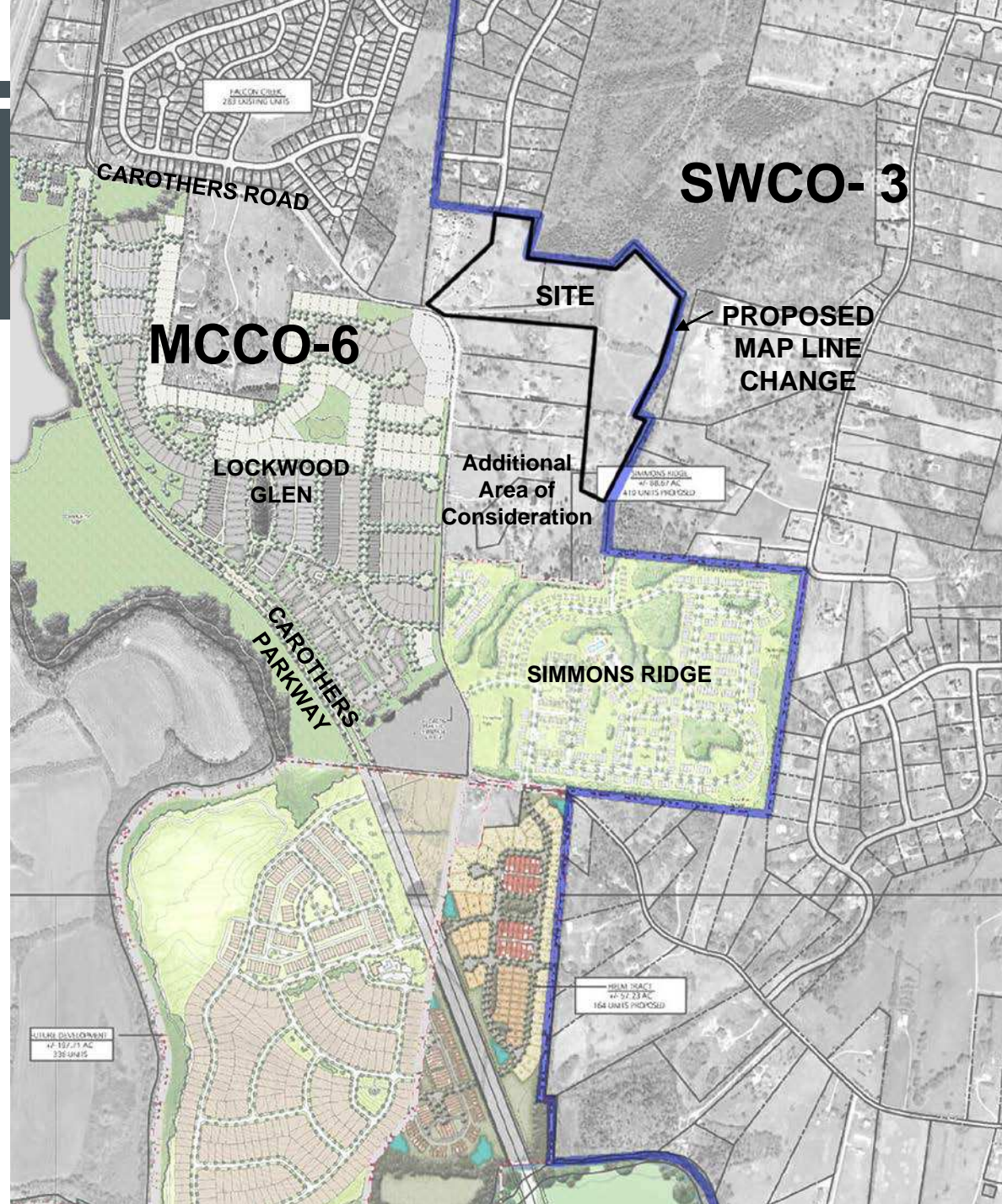
## Proposed Character Area:

The relocation of the McEwen, Special Area 6 Boundary. (No LUP text changes are requested.)

Existing Land Use Plan Guidelines for MCCO – 6

1. The character of this area is largely established.
2. New development shall reflect the same character as the established area.
3. Neighborhood commercial uses are appropriate for the three lots fronting the connector street between Carothers Parkway and S. Carothers Road and for the lot located immediately to the east of these three lots on the south side of S. Carothers Rd.

-  Seward Hall Character Area 3
-  McEwen Character Area 6



# JUSTIFICATION

Justification for this Land Use Plan amendment is rooted in the “managed growth” and the “mix and balance of land uses” guidelines of the Land Use Plan guiding principals.

These guidelines emphasize the transitions between land uses, densities, and the need to have clearly defined boundaries.

1. Easily identifiable boundaries, such as environmental features or the back of lots can provide a more appropriate transitional boundary than the center of a road.
2. Incorporating these lots into Special Area 6 will allow future development to have the same character as the development across the street in Lockwood Glen.
3. Per the zoning ordinance requirement for transitional features, smaller lots will transition to larger lots at the boundary of the character area providing more appropriate transition to the existing single family homes in SWCO-3/Williamson County.