

**REQUEST FOR AMENDING THE FRANKLIN LAND USE PLAN
302 AVONDALE DRIVE
MAP-PARCEL 78N-D-12.00
MAP-PARCEL 78n-D-11.00 (A PORTION OF)**

City of Franklin # 5929

REQUEST

It is requested that the Franklin Land Use Plan be amended to change the boundary line between Central Franklin, Special Area 3 and Southall, Special Area 6, such that the property located at 302 Avondale Drive be located in Central Franklin Character Area, Special Area 3.

DESCRIPTION AND JUSTIFICATION

Ownership:

Parcel 12.00

William L. Mayo

Parcel Size: +/- 3.7 acres

Parcel 11.00

Gerald Robeson

Parcel Size: +/- 1.6

Existing Character Area: Southall, Special Area 6

Proposed Character Area: Central Franklin, Special Area 3

Present Zoning Classification: Heavy Industrial (HI)

Present Use: Warehouse

Proposed Use: Mixed-Residential

Surrounding land use: North—Single Family (James Subdivision)

East—CSX Railroad

South—Industrial (stone manufacturing)

West—Commercial (automotive body shop)

The subject parcel is located within Special Area 6 of the Southall Character Area of the Franklin Land Use Plan. Special Area 6 includes five areas of parcels that are reserved for heavy industrial uses. The historic pattern of development in Franklin would tend to support heavy industrial uses in this area when uses such as phosphate mining, rock crushing, asphalt plants, tobacco warehousing, and so forth were developed on the outskirts of town. However, the recent development of the downtown core, and the growth of the immediate surrounding areas, have resulted in a mix of uses, specifically a mix of residential uses. In fact, the Land Use Plan states that "heavy industrial uses are strongly discouraged within the City of Franklin."

The parcel is located adjacent to James Subdivision, which is a single-family subdivision developed in the 1950s. The proposed plan will be more compatible with the single-family dwellings in James Subdivision by providing for a transition from single-family to mixed-residential to industrial and commercial uses, south and west of the parcel, while also providing some areas of green space. The vehicular access to the parcel is through James Subdivision. As a heavy industrial use, the only ingress/egress point for

heavy truck traffic is through the residential area. Therefore, the design of the proposed neighborhood will be oriented toward residential uses.

Since the property is located immediately south of the boundary of the Central Franklin Character Area, Special Area 3, and since this special area supports attached and detached residential uses consistent with the established residential pattern to the north, the applicant requests that the boundary line be amended such that the Central Franklin Character Area, Special Area 3, includes this property.

Statements of the Franklin Land Use Plan that support the requested land use plan amendment are as follows:

- The city desires to accommodate new growth in a fiscally responsible and environmentally sensitive manner.
- Sprawling "leapfrog" land use patterns will be discouraged. New growth will be encouraged next to existing development where infrastructure exists or can be provided efficiently.
- In promoting a mixture of compatible uses, the city recognizes the importance of providing for orderly transitions of land uses and densities, particularly between single family uses and smaller lot detached or attached housing.
- Density of new development is recognized as being an important consideration in community quality of life, but it is only one factor that must be considered. Of greater concern is the quality and design of development. Low quality development is undesirable at any density.
- Land is viewed as a limited resource, and the efficiency of its use must be considered in establishing desired future density.
- Low density (i.e. less than two dwelling units per acre gross density) is discouraged in areas targeted for urban-level infrastructure
- As new residential areas develop, they should be encouraged to incorporate elements and features that reinforce a neighborhood feel.
- The city will encourage a diversity of housing options. While a diverse mix of housing need not be provided in each new subdivision, an overall mix of densities and housing types should be developed.
- New development will be encouraged in the existing urban area. The redevelopment and reuse of areas that are already served by infrastructure can reduce pressure for new growth on the edges of the urban area.
- New infill development shall be designed in a way that is sensitive to existing uses. Infill sites are often closely surrounded by existing uses, and the city will require that the site plans be designed to mitigate negative land use impacts. The city understands that infill development may create or demand different criteria than greenfield sites and should evaluate regulations and procedures accordingly.
- Heavy industrial uses are strongly discouraged within the City of Franklin.