



## Legislation Details (With Text)

**File #:** 17-0903      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 10/16/2017      **In control:** Board of Mayor & Aldermen  
**On agenda:** 1/9/2018      **Final action:** 1/9/2018  
**Title:** Consideration Of Ordinance 2017-51, To Be Entitled, "An Ordinance To Rezone 0.42 Acres From Civic-Institutional (CI) District To Detached Residential (R-3) District For The Property Located East Of Cannon Street And South Of Fairground Street, At 221 Fairground Street. (10-26-17 FMPC 8-0, 11/14/17 WS and 1st BOMA Reading 8-0, 12-12-17 2nd BOMA 7-0) THIRD AND FINAL READING  
**Sponsors:** Emily Hunter, Amy Diaz-Barriga

**Indexes:**

**Code sections:**

**Attachments:** 1. 6540 MAP ORD 2017-51 FSSD Rezoning, 2. ORD 2017-51 FSSD Rezoning\_with Map.Law Approved, 3. FSSD Rezoning submittal 10-05-17

Date	Ver.	Action By	Action	Result
1/9/2018	1	Board of Mayor & Aldermen	approved	Pass
12/12/2017	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
11/14/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
11/14/2017	1	Work Session	referred as a Public Hearing Item	
10/26/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** October 18, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Emily Hunter, Director of Planning and Sustainability  
Amy Diaz-Barriga, Current Planning Supervisor  
Joey Bryan, Planner

**Subject**

Consideration Of Ordinance 2017-51, To Be Entitled, "An Ordinance To Rezone 0.42 Acres From Civic-Institutional (CI) District To Detached Residential (R-3) District For The Property Located East Of Cannon Street And South Of Fairground Street, At 221 Fairground Street. (10-26-17 FMPC 8-0, 11/14/17 WS and 1<sup>st</sup> BOMA Reading 8-0, 12-12-17 2<sup>nd</sup> BOMA 7-0) THIRD AND FINAL READING

**Project Information**

**COF Project Number:** 6540  
**Applicant:** Ashley Smith, HFR Design, Inc.  
**Owner:** Franklin Special School District, Chip Sternenber, Rep.

**Background/Staff Comments**

The purpose of this ordinance is to rezone 0.42 acres from the Civic-Institutional (CI) District to R-3 at 221 Fairground St. for future residential development. The property is currently owned by the Franklin Special School District. The Envision Franklin Land Use Plan supports the rezoning request as this property sits in the Historic Residential Design Concept. This parcel is located in the Critical Infill Lot Area and any future infill development would need to meet the Transitional Features regulations as outlined in Section 5.3.4 of the Zoning Ordinance. No development plan has been submitted at this time, however the proposed zoning district would allow for one single-family detached residential dwelling.

**Recommendation**

**Recommend favorably to the Board of Mayor and Aldermen.**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.