



## Legislation Details (With Text)

**File #:** 18-1257      **Version:** 1      **Name:** Avalon Square Rezoning  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 12/6/2018      **In control:** Board of Mayor & Aldermen  
**On agenda:** 3/26/2019      **Final action:** 3/26/2019  
**Title:** Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District (2.61, 391,012) To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision) (12/20/18 FMPC 7-1; 1/08/19 WS; 02/12/19 BOMA 1st Reading 8-0, 3/12/19 2nd BOMA 7-0) THIRD AND FINAL READING

**Sponsors:** Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. 18-1257 ORD2018-61 Avalon Square Rev2\_with map and survey.Law Approved 2.pdf

Date	Ver.	Action By	Action	Result
3/26/2019	1	Board of Mayor & Aldermen	approved	Pass
3/12/2019	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
2/12/2019	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
1/8/2019	1	Work Session	referred	
12/20/2018	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** December 14, 2018

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District (2.61, 391,012) To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision) (12/20/18 FMPC 7-1; 1/08/19 WS; 02/12/19 BOMA 1<sup>st</sup> Reading 8-0, 3/12/19 2<sup>nd</sup> BOMA 7-0) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6789  
**Applicant:** Philip Piercy, Catalyst Design Group

**Owner:** Joe Parkes, Parkes Development Group

**Background/Staff Comments**

This property is located at all four corners of the intersection of East McEwen Drive and Cool Springs Blvd. The intended zoning for this parcel is Specific Development Variety District (SD-X 10.48/420875). A separate Resolution 2018-105 accompanies this rezoning for the corresponding Development Plan.

A concept plan for this site was approved via Ordinance 2004-61, with final approval occurring at the September 15, 2004 Board of Mayor and Alderman meeting. The original concept plan was approved for 172 attached residential units in the northwest quadrant and 391,012 square feet of commercial space across all four quadrants of this proposed development. This revision to the plan proposes 122 attached residential units in the northwest quadrant and 492 multifamily units interspersed the retail and commercial buildings in the southern half of the northwest quadrant, a difference of 442 dwelling units. A total of 420,875 square feet of commercial/retail/office space is proposed, a difference of 29,863 square feet from the original approved concept plan, with 306,100 square feet occurring in the mixed use portion of the northwest quadrant, separated from the existing single family residential neighborhoods.

Envision Franklin recommends a Neighborhood Mixed Use Design Concept for this area. The accompanying Development Plan meets the intent of the Neighborhood Mixed Use design concept as outlined in the Development Plan.

**Recommendation**

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

**PROCEDURAL REQUIREMENTS:**

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