



Legislation Details (With Text)

**File #:** 14-640      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/11/2014      **In control:** Board of Mayor & Aldermen  
**On agenda:** 2/24/2015      **Final action:** 2/24/2015  
**Title:** Consideration of Ordinance 2014-46, To Be Entitled "An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

**Sponsors:** Ald. Ann Petersen

**Indexes:**

**Code sections:**

**Attachments:** 1. 4680 Branch Creek Crossing Rezoning MAP.pdf, 2. Ordinance 2014-46 Branch Creek Rezoning.pdf, 3. Branch Creek Crossing Rezoning plans 12-4-14.pdf

Date	Ver.	Action By	Action	Result
2/24/2015	1	Board of Mayor & Aldermen	approved on third and final reading	Pass
2/10/2015	1	Board of Mayor & Aldermen	approved on second of three readings	Pass
1/13/2015	1	Work Session	acknowledged	
1/13/2015	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
12/18/2014	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** 12/12/2014

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Planner  
Catherine Powers, Director of Planning and Sustainability

**Subject**

Consideration of Ordinance 2014-46, To Be Entitled "An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

**Purpose**

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a rezoning for Branch Creek Crossing PUD Subdivision, a rezoning of 19.11 acres from R-1 to SD-X 2.5/36,480 for 48 condominium units and 36,480 square feet of office space located at 574 and 580 Franklin Road across from the Gateway Village Development and adjacent to the Church of the Nazarene.

### Project Information

**COF Project Number: 4680**

**Applicant: Tim Turner, T-Squared Engineering**

**Owner: Mary Y. and Leonard B. Fagan**

### Background/Staff Comments

The applicant is proposing a mixed-use development consisting of office space and attached residential units, which is consistent with the adjacent land uses and the recommendations of the Franklin Land Use Plan. The applicant is proposing to build two office buildings of 18,240 square feet each fronting Franklin Road and two condominium buildings towards the rear of the site with a total unit count of 48. The site has substantial environmental constraints with Branch Creek running through the middle of the site and the Hillside overlay towards the rear of the property.

The Land Use Plan for this area states the following:

#### Development Form

1. This area should follow standards for the Mixed Use Design Concept.
2. There are also many areas that are environmentally sensitive slopes which have been assigned the Conservation Design Concept.
3. The main portion of development in this area will occur on the west side of Franklin Road. The east side of Franklin Road offers less development opportunities due to steep slopes and floodway and floodway fringe overlays, but development adjacent to Franklin Road shall mirror the character of new development on the west side.
4. Development shall occur pursuant to a Master Plan. The Master Plan shall provide for a transition of land-use intensity south along Franklin Road to match the Rural Residential character of Franklin Road to the south.

#### Vision

The Berrys Chapel Character Area, comprised of eight special areas, will be a northern gateway into the City of Franklin that establishes a precedent for quality design. It will include high quality suburban and rural uses along the two north-south corridors, although design along Franklin Road will insure the preservation of a rural character through substantial setbacks. The northern gateway at Franklin Road will be anchored by a Mixed-Use Center. The area between Franklin and Hillsboro Roads will be maintained with a rural character. This will be an area where preservation and protection of the natural scenic beauty created by hillsides, hilltops, view sheds and watersheds is integrated with high-quality land planning and architectural design to retain and enhance the community character.

### Recommendation

Staff recommends a **favorable recommendation to BOMA.**