



## Legislation Details (With Text)

**File #:** 16-0688      **Version:** 1      **Name:** A IRON HORSE Rezone  
**Type:** Ordinance      **Status:** Old Business  
**File created:** 8/9/2016      **In control:** Board of Mayor & Aldermen  
**On agenda:** 12/13/2016      **Final action:** 12/13/2016  
**Title:** Consideration Of Ordinance 2016-34, To Be Entitled, "An Ordinance To Rezone 19.99 Acres From Civic-Institutional (CI) District To Specific Development Residential 13.5 District And Remove The Scientific Research Zoning Overlay For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane."(Iron Horse); (08/25/16 FMPC Recommended Disapproval 5-1 with 1 abstention; 09-13-16 WS; 09-27-16 1ST BOMA Reading 8-0; BOMA PUBLIC HEARING and 2nd Reading Deferred to November 22, 2016, 7-1; 11/22/16 2ND READING 7-1) THIRD AND FINAL READING  
**Sponsors:** Ald. Ann Petersen, Josh King  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. ORDINANCE 2016-34 Ironhorse\_Rezoning\_with Map Law Approved

Date	Ver.	Action By	Action	Result
12/13/2016	1	Board of Mayor & Aldermen	approved	Pass
11/22/2016	1	Board of Mayor & Aldermen	referred as an Old Business Item	Pass
10/25/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
9/27/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
9/13/2016	1	Work Session	referred	
8/25/2016	1	Franklin Municipal Planning Commission	recommended unfavorably	Pass

**DATE:** 8/17/2016  
**TO:** Franklin Municipal Planning Commission  
**FROM:** Josh King, Principal Planner  
 Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration Of Ordinance 2016-34, To Be Entitled, "An Ordinance To Rezone 19.99 Acres From Civic-Institutional (CI) District To Specific Development Residential 13.5 District And Remove The Scientific Research Zoning Overlay For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane."(Iron Horse); (08/25/16 FMPC Recommended Disapproval 5-1 with 1 abstention; 09-13-16 WS; 09-27-16 1<sup>ST</sup> BOMA Reading 8-0; BOMA PUBLIC HEARING and 2<sup>ND</sup> Reading Deferred to November 22, 2016, 7-1; 11/22/16 2<sup>ND</sup> READING 7-1) THIRD AND FINAL READING

### **Project Information**

**COF Project Number: 6193**

**Applicant: Greg Gamble, Gamble Design Collaborative**

**Owner: Cal Turner JR. Iron Horse Park LLC**

### **Statements From The Land Use Plan**

BERRY'S CHAPEL SPECIAL AREA 7

#### *Land Use*

2. Clustered development and open space conservation of surrounding areas shall be encouraged (FRSAP).

3. Appropriate uses include detached and attached residential. Commercial uses shall not be considered (FRSAP).

#### *Appropriate Scale and architecture (FRSAP)*

5a. Attached Residential may be appropriate if it has the massing and scale of detached residential, such as the Big House or Farmstead Compound concept, which would have multiple town house or flat units but resembles detached residential.

5b. Architectural sensitivity for new development shall be held in the utmost regard. The style and architecture shall draw from the surrounding area and historically significant buildings. Some of the historic dwellings in the area were built in the early 19th century and possess Federal and/or Greek Revival architecture.

### **Background/Staff Comments**

The proposed zoning of SD-R 13.5 is consistent with the Land Use Plan, provided the proposed development meets the appropriate scale and architecture policies of the Franklin Road Small Area Plan. The proposed use is also compatible with the surrounding properties. The Legends golf course located to the northeast of this site is zoned for Specific Development Residential (SD-R). First Presbyterian Church is located immediately to the north and is zoned for Civic-Institutional (CI). The property to the west (across Franklin Road) is located in Williamson County and is used as agricultural/farmstead. The remaining two corners of this intersection are undeveloped.

### **Recommendation**

**Approval of Ordinance 2016-34 is recommended to the Board of Mayor and Aldermen.**

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

### **PROCEDURAL REQUIREMENTS:**

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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