



Legislation Details (With Text)

File #: 17-0550 **Version:** 1 **Name:** 1475 Columbia Ave Rezoning

Type: Ordinance **Status:** Consent Agenda

File created: 6/12/2017 **In control:** Board of Mayor & Aldermen

On agenda: 9/26/2017 **Final action:** 9/26/2017

Title: Consideration of Ordinance 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; (06/22/17 FMPC 8 -1, 07/11/17 WS, 08/08/17 1st BOMA Reading 5-2; 9/12/17 BOMA 2nd READING 8-0) THIRD AND FINAL READING

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

Indexes:

Code sections:

Attachments: 1. Revised2 2017-24 1474 ORD Columbia Ave. Rezoning_Law Approved.06.20.17, 2. MAP2_HighlandGardens, 3. Highland Gardens Subdivision, Rezoning, Block A, po 2 &3, 1475 Columbia Avenue - submittal 003.pdf, 4. ORZone.pdf, 5. ORZoneMap.pdf, 6. ORZoneMapwithPics.pdf, 7. OR Envision Franklin, 8. columbia landscape.pdf, 9. columbia adjacencies.pdf

Date	Ver.	Action By	Action	Result
9/26/2017	1	Board of Mayor & Aldermen	approved	Pass
9/12/2017	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
8/8/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
7/11/2017	1	Work Session	referred	
6/22/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: June 14, 2017

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 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; (06/22/17 FMPC 8-1, 07/11/17 WS, 08/08/17 1st BOMA Reading 5-2; 9/12/17 BOMA 2nd READING 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6429
Applicant: Matt Bryant, M2 Group
Owner: Michael Gentry

Background/Staff Comments

Envision Franklin recommends an office residential design concept for this location. The Office Residential design concept primarily consists of established, historic, single-family residential structures with a traditional development pattern. Over time, many of these residential structures have been converted to office and personal-service uses.

This design concept designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

The current driveway configuration does not meet intersection design criteria. Engineering has requested the applicant close the connection point closest to Columbia Ave to improve Level of Service and safety at the intersection.

Future development of this site will require a site plan. The City of Franklin has a roadway improvement project that could require 15 feet of ROW from this property.

A separate exhibit of properties under the Office Residential (OR) zone in the City has been added to the project file. These are existing properties that meet the intent of the OR Zone or are currently in the OR zone.

Recommendation

Recommend favorably 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.