



Legislation Details (With Text)

File #: 16-0513 **Version:** 1 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 5/31/2016 **In control:** Work Session

On agenda: 8/9/2016 **Final action:**

Title: Consideration of Ordinance 2016-21, "An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential 0.56 District for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016 (07/28/16 FMPC recommended favorably 6-2)

Sponsors: Franklin Municipal Planning Commission, Josh King

Indexes:

Code sections:

Attachments: 1. Rizer Withdrawal Request, 2. 6144 MAP RizerPointRezoning.pdf, 3. Rizer Point Rezoning_6.2.2016.pdf, 4. Ord 2016-021 RizerPoint_with location map Law Approved, 5. Rizer Point Rezoning_6.2.2016.pdf, 6. 6144_RP_RZ_Conditions of Approval_01.pdf, 7. citizen comment Mr. Eric Pan, 8. citizen comment Mrs Lupe Veloz, 9. citizen comment Mr Jeff Brodoski, 10. Item 22- Rizer Agricultural rezoning, 11. RizerPoint_Letter Mr. ONeal

Date	Ver.	Action By	Action	Result
8/9/2016	1	Work Session	acknowledged	
7/28/2016	1	Franklin Municipal Planning Commission		
6/23/2016	1	Franklin Municipal Planning Commission	referred	Pass

DATE: 6/15/2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Senior Planner
Bob Martin, Interim Director of Planning and Sustainability

Subject

Consideration of Ordinance 2016-21, "An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential 0.56 District for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016 (07/28/16 FMPC recommended favorably 6-2)

Project Information

COF Project Number: 6144

Applicant: Greg Gamble, Gamble Design Group

Owner: Jack Luddington, Goodall Homes Inc.

Background/Staff Comments

This site is vacant and zoned for the Agricultural (AG) District. The proposed zoning is Specific Development 0.56, which allows for 20 units on the 35.74 acre site.

The purposes of the Specific Development-Residential (SD-R) District, are to:

- (a) Allow for unique development projects that cannot be accommodated by any other zoning district;
- (b) Provide for a variety of densities and housing types, including detached and attached residential dwellings;
- (c) Protect environmentally sensitive areas, such as floodplains and steep slopes;
- (d) Provide for compact development to protect open spaces; and
- (e) Provide conditions and standards to help ensure the compatibility of new development with surrounding neighborhoods

The existing portions of Rizer Point are zoned SD-R 2.64. Wedgewood Place is zoned R-3. Rebel Meadows is zoned R-2. The proposed zoning of SD-R 0.57 is compatible with the adjacent zoning districts.

Recommendation

Approval of Ordinance 2016-21 is recommended to the Board of Mayor and Aldermen, with conditions...end

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.