



## Legislation Details (With Text)

**File #:** 16-0650      **Version:** 1      **Name:** Rezone Avondale  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/28/2016      **In control:** Board of Mayor & Aldermen  
**On agenda:** 10/25/2016      **Final action:** 10/25/2016  
**Title:** Consideration of Ordinance 2016-32, To Be Entitled, "An Ordinance To Rezone 5.3 Acres From Heavy Industrial District (HI) And Detached Residential 3 District (R-3) To Specific Development Residential (SD-R 7.55) District For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive. (08/25/16 FMPC 8-0, 9/13/16 WS, 1st BOMA Reading 09/13/16 8-0; 10/11/16 2ND Reading 8-0) THIRD AND FINAL READING  
**Sponsors:** Ald. Ann Petersen

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD 2016-32 Rezoning South of Avondale Drive and East of Columbia Avenue\_with map\_Law Approved.pdf, 2. 6196 Avondale Cottages PUD Subdivision Rezoning.pdf, 3. 2016-08-04 Avondale RZN Set.pdf, 4. Citizen Comment Avondale Cottages Mr and Mrs Henry

Date	Ver.	Action By	Action	Result
10/25/2016	1	Board of Mayor & Aldermen	approved on third and final reading	Pass
10/11/2016	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
9/13/2016	1	Work Session	acknowledged	
9/13/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
8/25/2016	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** 8/17/2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Emily Hunter, Director of Planning and Sustainability

**Subject**

Consideration of Ordinance 2016-32, To Be Entitled, "An Ordinance To Rezone 5.3 Acres From Heavy Industrial District (HI) And Detached Residential 3 District (R-3) To Specific Development Residential (SD-R 7.55) District For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive. (08/25/16 FMPC 8-0, 9/13/16 WS, 1<sup>st</sup> BOMA Reading 09/13/16 8-0; 10/11/16 2<sup>ND</sup> Reading 8-0) THIRD AND FINAL READING

**Project Information**

**COF Project Number:** 6196

**Applicant:** Adam Crunk, Crunk Engineering

**Owner: William L. Mayo**

**Background/Staff Comments**

The site is currently zoned Heavy Industrial (HI) District and Detached Residential 3 (R-3). The proposed zoning is Specific Development- Residential (SD-R 7.55). The accompanying development plan is COF #6197. The proposed uses of Attached and Detached Residential are supported by the Land Use Plan in the following excerpts for the Central Franklin Character Area, Special Area 3, where the site is located:

**Land Use**

4. The predominant uses will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets.

**Development Form**

5. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development.

6. Buildings may be at a scale of up to 3 stories. Pursuant to a PUD under certain circumstances, buildings may be up to 4 stories. However, buildings at a height of 4 stories are inconsistent with the established character of a majority of the area and should be discouraged.

**Connectivity**

7. Development will provide an interconnected street network with sidewalks present.

8. Development may be supported by surface or structural parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Future above grade parking structures may be incorporated into residential development so long as they do not adversely impact the residential character of the area. Large stand-alone parking structures that are truly geared toward commercial/office uses are prohibited.

**Recommendation**

**Favorable recommendation of Ordinance 2016-32 to the Board of Mayor and Aldermen.**

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.