



Legislation Details (With Text)

File #: 16-0689 **Version:** 1 **Name:** A Avenida Rezone ORD 2016-33
Type: Ordinance **Status:** Passed
File created: 8/9/2016 **In control:** Board of Mayor & Aldermen
On agenda: 11/22/2016 **Final action:** 11/22/2016
Title: Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."; [AVENIDA] (09/22/16 FMPC 9-0 and 10/11/16 WS & 1st Reading 8-0; 2nd Reading 7-0, 1 Recusal) THIRD AND FINAL READING
Sponsors: Ald. Ann Petersen
Indexes:
Code sections:
Attachments: 1. ORD 2016-33 Avenida Rezoning_with Map Law Approved 2, 2. MAP_6190AvenidaVer2, 3. Avenida_PlanSet.pdf, 4. 16001 Avenida - Certified Mailing Addresses letter labels.pdf, 5. 16001 Rezoning and PUD Development Plan Public Notification.pdf, 6. PUBLIC NOTICE AFFIDAVIT_signed.pdf, 7. Avenida of Cool Springs Deferral Letter

Date	Ver.	Action By	Action	Result
11/22/2016	1	Board of Mayor & Aldermen	approved on third and final reading	Pass
11/8/2016	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
10/11/2016	1	Work Session	acknowledged	
10/11/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
9/22/2016	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass
8/25/2016	1	Franklin Municipal Planning Commission	referred	

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."; [AVENIDA] (09/22/16 FMPC 9-0 and 10/11/16 WS & 1st Reading 8-0; 2nd Reading 7-0, 1 Recusal) THIRD AND FINAL READING

Project Information

COF Project Number: 6190

Applicant: Dwight Kiser, Kiser-Vogrin Design
Owner: Charles Dibrell, Franklin Radio Associates, Inc.

Statements From The Land Use Plan

BERRY'S CHAPEL SPECIAL AREA 3

1. Existing uses are predominantly detached and attached residential. New development shall be consistent with these uses.
2. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

Background/Staff Comments

The proposed zoning of SD-R 27.33 is consistent with the recommendations of the Land Use Plan and is a compatible use with the surrounding properties. The Villages of Morningside Subdivision is located immediately to the north of this site and is classified as an attached residential age restricted community. The properties to the east are zoned for light industrial purposes. The property to the west is residential. The proposed attached residential use provides an appropriate transition in land use from the light industrial, institutional, and service commercial uses located to the east of the property to the residential uses to the west.

Recommendation

Approval of Ordinance 2016-33 is recommended to the Board of Mayor and Aldermen.

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.