

Legislation Details (With Text)

File #: 16-0872 **Version:** 1 **Name:** ORD 2016-40 Rezone Rizer Point

Type: Ordinance **Status:** Passed

File created: 10/5/2016 **In control:** Board of Mayor & Aldermen

On agenda: 1/10/2017 **Final action:** 1/10/2017

Title: Consideration of Ordinance 2016-40, To Be Entitled, "An Ordinance To Rezone 14.04 Acres From Agricultural (AG) District To Specific Development Residential (SD-R 1.14) District For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (Rizer Point PUD). (10/27/16 FMPC 6-0; 11/08/16 WS and 1st Reading 8-0; 12/13/16 2nd Reading 6-1) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Josh King

Indexes:

Code sections:

Attachments: 1. MAP RizerPointRezoning.pdf, 2. 2016-40 ORD Rizer Point Rezoning_with Map Law Approved, 3. RIZER POINT REZONING REQUEST REVISION 2_10.6.2016.pdf, 4. Rizer Point Submission of Petitions, 5. Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatures, 6. Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 signatures

Date	Ver.	Action By	Action	Result
1/10/2017	1	Board of Mayor & Aldermen	approved on third and final reading	Pass
12/13/2016	1	Board of Mayor & Aldermen	referred as an Old Business Item	Pass
11/8/2016	1	Work Session	acknowledged	
11/8/2016	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
10/27/2016	1	Franklin Municipal Planning Commission		

DATE: October 19, 2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Ordinance 2016-40, To Be Entitled, "An Ordinance To Rezone 14.04 Acres From Agricultural (AG) District To Specific Development Residential (SD-R 1.14) District For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (Rizer Point PUD). (10/27/16 FMPC 6-0; 11/08/16 WS and 1st Reading 8-0; 12/13/16 2nd Reading 6-1) THIRD AND FINAL READING

Project Information

COF Project Number: 6250

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Goodall Homes Inc.

Land Use Plan

The property is located within the West Harpeth Character Overlay 3 (WHCO-3). The West Harpeth Character Area states:

1. This area is appropriate for a Hamlet, a Conservation Subdivision or a TND pursuant to a Master Plan and that at least fifty percent of the area-targeted towards environmentally sensitive or scenic areas and vistas-is preserved as permanent open space.

Background/Staff Comments

This site is vacant and zoned for the Agriculture (AG) District. The proposed zoning is consistent with the neighboring subdivisions. The applicant is requesting to rezone only a 14.04-acre portion of the parcel since 23.53 acres of the parcel are undevelopable and located solely in the 100-year floodplain or floodway. For maintenance purposes, the 23.53-acre tract will not be included in the subdivision. Due to the significant open space provided by the separate, undevelopable acreage, the plan meets the spirit and intent of the Land Use Plan.

Recommendation

Approval of Ordinance 2016-40 is recommended 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.