

## Legislation Details (With Text)

**File #:** 16-1038      **Version:** 1      **Name:** Rezoning North Royal Oaks Blvd  
**Type:** Ordinance      **Status:** Consent Agenda  
**File created:** 11/23/2016      **In control:** Board of Mayor & Aldermen  
**On agenda:** 2/28/2017      **Final action:** 2/28/2017  
**Title:** Consideration Of Ordinance 2016-48, To Be Entitled, "An Ordinance To Rezone 1.30 Acres From Detached Residential 2 (R-2) District To General Office (GO) District, Located West Of Royal Oaks Boulevard And North Of Murfreesboro Road, 203 North Royal Oaks Boulevard." (12/15/16 FMPC 9-0; 1/10/17 1ST BOMA Reading 8-0; 02/14/17 2ND BOMA Reading 6-0) THIRD AND FINAL READING  
**Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga, Brad Baumgartner

**Indexes:**

**Code sections:**

**Attachments:** 1. Dodson and Herbert,Rezoning Map, 2. Ord 2016-48 Dodson and Herbert Subd\_with Map Law Approved, 3. 203 NRB Zoning Map-24x36

Date	Ver.	Action By	Action	Result
2/28/2017	1	Board of Mayor & Aldermen	approved	Pass
2/14/2017	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
1/10/2017	1	Work Session	acknowledged	
1/10/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
12/15/2016	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** December 9, 2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

**Subject**

Consideration Of Ordinance 2016-48, To Be Entitled, "An Ordinance To Rezone 1.30 Acres From Detached Residential 2 (R-2) District To General Office (GO) District, Located West Of Royal Oaks Boulevard And North Of Murfreesboro Road, 203 North Royal Oaks Boulevard." (12/15/16 FMPC 9-0; 1/10/17 1<sup>ST</sup> BOMA Reading 8-0; 02/14/17 2<sup>ND</sup> BOMA Reading 6-0) THIRD AND FINAL READING

**Project Information**

**COF Project Number:** 6276  
**Applicant:** Adam Crunk, Crunk Engineering  
**Owner:** Brent Sanders, McArthur Sanders Real Estate

### **Land Use Plan**

MECO-8

1. The character of this area is fully established.
2. New development shall reflect the same character as the established area, but no additional Attached Residential shall be permitted
3. Transitional Office use is appropriate for the four lots at the southeast corner of this area, on London Lane and North Royal Oaks Boulevard, but only if North Royal Oaks Boulevard is widened.

### **Project Considerations**

The developer of this site needs to be aware that the current site which is zoned residential has two driveway access points on North Royal Oaks Boulevard. Changing the use of this property from residential to office is expected to increase the trips per day generated from this site. The increase in traffic volume generated from this site will require the site access to be limited to only one access point for the property. Further analysis will be required during the subsequent site plan review.

### **Background/Staff Comments**

The existing Land Use Plan and Envision Franklin supports the rezoning request. This property is one of the four lots mentioned in the existing Land Use Plan that would be appropriate for an office use.

### **Recommendation**

**Favorable Recommendation 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.