

## Legislation Details (With Text)

**File #:** 16-1040      **Version:** 1      **Name:** ORD 2016-50 Zone 3 properties on Franklin Road

**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 2016-50, To Be Entitled, "An Ordinance To Zone 5.4 Acres Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berry's Chapel Character Area Overlay (BCCO- 7) District, And Designate The Development Standards As Being Appropriate For Either Traditional Or Conventional Area Development Standards, For The Property Located West Of Franklin Road And North Of Mack Hatcher Parkway, 459, 463, 467 Franklin Road."(12/15/16 FMPC 9-0; 01/10/17 WS, 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. Ord 2016-50 Zone 459 463 467 Franklin Road\_with Map.Law Approved, 2. 459,463,467 Franklin Road Rezoning Map

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:** Board of Mayor and Aldermen

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

### Subject

Consideration Of Ordinance 2016-50, To Be Entitled, "An Ordinance To Zone 5.4 Acres Detached Residential 1 (R-1) District, Hillside/Hillcrest Overlay (HHO) District, Berry's Chapel Character Area Overlay (BCCO- 7) District, And Designate The Development Standards As Being Appropriate For Either Traditional Or Conventional Area Development Standards, For The Property Located West Of Franklin Road And North Of Mack Hatcher Parkway, 459, 463, 467 Franklin Road."(12/15/16 FMPC 9-0; 01/10/17 WS, 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**

**Applicant:** Adam Crunk, Crunk Engineering  
**Owner:** Barry Cowan and Phyllis Osborn

### **Land Use Plan**

*BCCO-7*

#### **Character**

1. Franklin Road in this area is considered to be the last rural gateway into Central Franklin. This area is unique and has tremendous scenic value to the community. As such, it will remain a prominent and important gateway and corridor into Central Franklin.
3. Substantial areas of open space exist. Future land uses will be carefully developed to respect the rural character of the area.

#### **Land Use**

1. Established land uses include homesteads, farmsteads and large estate single family residential uses. Future development will be limited and may include clustered residential and institutional uses that maintain substantial areas of open space and preserve rural viewsheds.
3. Appropriate uses include detached and attached residential. Commercial uses shall not be considered (FRSAP).

#### **Development Form**

1. The area should follow standards for the Rural Design Concept, unless the clustering option is employed. In the use of clustering, the traditional standards would be appropriate for the developed portion of the project.

### **Background/Staff Comments**

The existing Land Use Plan and Envision Franklin support the zoning request to remain detached residential. The base zoning of Detached Residential 1 (R1) District is consistent with the zoning along this stretch of Franklin Road.

### **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.