

Legislation Details (With Text)

File #: 17-0311 **Version:** 1 **Name:** Ord 2017-11 - Rezone 1226 Adams Street

Type: Ordinance **Status:** Consent Agenda

File created: 4/10/2017 **In control:** Board of Mayor & Aldermen

On agenda: 6/27/2017 **Final action:** 6/27/2017

Title: Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Indexes:

Code sections:

Attachments: 1. Ordinance 2017-11 John B McEwen Addition Subd RZ 1226 Adams Map, 2. 2017-11 John B McEwen PUD 1226 Adams St RZ Ordinance, 3. 6395 1226 Adams Street Rezoning package

Date	Ver.	Action By	Action	Result
6/27/2017	1	Board of Mayor & Aldermen	approved	Pass
6/13/2017	1	Board of Mayor & Aldermen	approved	Pass
5/9/2017	1	Work Session	acknowledged	
5/9/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
4/27/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: April 19, 2017

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 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6395

Applicant: Adam Crunk, Crunk Engineering

Owner: Roy & Roberta Mangrum

Background/Staff Comments

The applicant is requesting a rezoning of the property at 1226 Adams Street from the existing R-3 zoning district to SD-R 4.7 to allow for the construction of a second single-family house. The property falls under the Historic Residential design concept in Envision Franklin. Envision Franklin states that historic buildings that contribute to the street should be preserved and rehabilitated (over demolition and replacement.) The associated development plan retains the contributing 1910 historic structure listed on the National Register of Historic Places.

Envision Franklin also states that, within the Historic Residential design concept, lot depths, sizes, and widths should be designed so that new infill lots achieve contextual compatibility. The property at 1226 Adams is wider than nearby lots; therefore, splitting the lot to create a second buildable lot is in keeping with the context of lot sizes on this side of the block. The proposed lot sizes are just above 9,000 square feet, and nearby lots on the same side of the street are also in the 9,000 square-foot range. The proposed new dwelling has a character and height that complement the character of the block, as well. There is an accompanying development plan also on tonight's agenda (COF# 6386).

Recommendation

Recommend favorably 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.