

## Legislation Details (With Text)

**File #:** 17-0312      **Version:** 1      **Name:** Shadow Green Rezone

**Type:** Ordinance      **Status:** Consent Agenda

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

**On agenda:** 11/14/2017      **Final action:** 11/14/2017

**Title:** Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane." (04/27/17 FMPC 7-0; 08-22-17 WS; 9/12/17 BOMA 1st Reading 8-0; 10/10/17 BOMA 2nd Reading 7-0) THIRD AND FINAL READING

**Sponsors:** Emily Hunter, Amy Diaz-Barriga, Brad Baumgartner

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance 2017-13 Shadow Green RZ Map, 2. 2017-13 Shadow Green Ordinance\_with Map.Law Approved 4, 3. Shadow Green Rezoning package

Date	Ver.	Action By	Action	Result
11/14/2017	1	Board of Mayor & Aldermen	approved	Pass
10/10/2017	1	Board of Mayor & Aldermen	referred as a Consent Item	Pass
9/12/2017	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
8/22/2017	1	Work Session	referred as a Consent Item	
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:** Emily Hunter, Director of Planning and Sustainability  
Amy Diaz-Barriga, Current Planning Supervisor  
Brad Baumgartner, Senior Planner

### Subject

Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane." (04/27/17 FMPC 7-0; 08-22-17 WS; 9/12/17 BOMA 1<sup>st</sup> Reading 8-0; 10/10/17 BOMA 2<sup>nd</sup> Reading 7-0) THIRD AND FINAL READING

### Project Information

**COF Project Number: 6388**

**Applicant:** Greg Gamble, Gamble Design Collaborative  
**Owner:** Barbara Holt

**Background/Staff Comments**

The applicant is requesting a rezoning from Light Industrial to SD-R 5.0 for the portion of the property located north of the proposed Mack Hatcher alignment. This proposal straddles the previous Land Use Plan and the recently-adopted Envision Franklin. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the “Big Houses” achieving 16 units per building. Under the previous Land Use Plan, Big House was not defined, and a broader interpretation was taken. Now, the Envision Franklin “big house” dwelling type definition limits the number of dwellings to four per building to better reflect the scale of a single-family neighborhood. Also, the Envision Franklin design concept for this parcel is Mixed Residential, which supports single family, big houses, duplexes, and townhomes, but not multifamily. The timing of the development plan submittal was significantly delayed while the Mack Hatcher alignment was worked out with TDOT, and, therefore, staff is reviewing the suitability of this development against the previously approved Land Use Plan Amendment, which allowed for the broader interpretation of “big house”. The development plan is accompanying this rezoning (COF# 6389).

With this ordinance, the applicant is also requesting a rezoning from Light Industrial to Estate Residential for the portion of the property located south of the proposed Mack Hatcher alignment. No development is proposed on this portion of the property at this time. The adjacent property to the south is in the Conservation Subdivision design concept in Envision Franklin, and the Estate Residential zoning is consistent with the policies of that design concept. It is the intent that this design concept applies to any property in the immediate vicinity that is located south of Mack Hatcher.

**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.