



## Legislation Details (With Text)

**File #:** 17-0550      **Version:** 1      **Name:** 1475 Columbia Ave Rezoning

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

**File created:** 6/12/2017      **In control:** Board of Mayor & Aldermen

**On agenda:** 9/26/2017      **Final action:** 9/26/2017

**Title:** Consideration of Ordinance 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; (06/22/17 FMPC 8 -1, 07/11/17 WS, 08/08/17 1st BOMA Reading 5-2; 9/12/17 BOMA 2nd READING 8-0) THIRD AND FINAL READING

**Sponsors:** Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. Revised2 2017-24 1474 ORD Columbia Ave. Rezoning\_Law Approved.06.20.17, 2. MAP2\_HighlandGardens, 3. Highland Gardens Subdivision, Rezoning, Block A, po 2 &3, 1475 Columbia Avenue - submittal 003.pdf, 4. ORZone.pdf, 5. ORZoneMap.pdf, 6. ORZoneMapwithPics.pdf, 7. OR Envision Franklin, 8. columbia landscape.pdf, 9. columbia adjacencies.pdf

| Date      | Ver. | Action By                              | Action                                             | Result |
|-----------|------|----------------------------------------|----------------------------------------------------|--------|
| 9/26/2017 | 1    | Board of Mayor & Aldermen              | approved                                           | Pass   |
| 9/12/2017 | 1    | Board of Mayor & Aldermen              | referred as a Consent Item                         | Pass   |
| 8/8/2017  | 1    | Board of Mayor & Aldermen              | referred as a Public Hearing Item                  | Pass   |
| 7/11/2017 | 1    | Work Session                           | referred                                           |        |
| 6/22/2017 | 1    | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and | Pass   |

**DATE:** June 14, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration of Ordinance 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; (06/22/17 FMPC 8-1, 07/11/17 WS, 08/08/17 1<sup>st</sup> BOMA Reading 5-2; 9/12/17 BOMA 2<sup>nd</sup> READING 8-0) THIRD AND FINAL READING

### **Project Information**

|                            |                              |
|----------------------------|------------------------------|
| <b>COF Project Number:</b> | <b>6429</b>                  |
| <b>Applicant:</b>          | <b>Matt Bryant, M2 Group</b> |
| <b>Owner:</b>              | <b>Michael Gentry</b>        |

### **Background/Staff Comments**

Envision Franklin recommends an office residential design concept for this location. The Office Residential design concept primarily consists of established, historic, single-family residential structures with a traditional development pattern. Over time, many of these residential structures have been converted to office and personal-service uses.

This design concept designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character.

### **Project Considerations**

*Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.*

The current driveway configuration does not meet intersection design criteria. Engineering has requested the applicant close the connection point closest to Columbia Ave to improve Level of Service and safety at the intersection.

Future development of this site will require a site plan. The City of Franklin has a roadway improvement project that could require 15 feet of ROW from this property.

A separate exhibit of properties under the Office Residential (OR) zone in the City has been added to the project file. These are existing properties that meet the intent of the OR Zone or are currently in the OR zone.

### **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.