



Legislation Text

File #: 14-546, **Version:** 1

DATE: October 15, 2014

TO: Franklin Municipal Planning Commission

FROM: Catherine Powers, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2014-21, To Be Entitled, "An Ordinance To Rezone 6.19 Acres From General Commercial (GC) To Specific Development-Residential District (SD-R 58.8) For The Property Located At 427 Nichol Mill Lane (10/23/14 FMPC 6-1; 12/09/14 BOMA 7-1)."
Third and Final Reading

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a rezoning request for the Nichol Mill Lofts PUD Subdivision, located at 427 Nichol Mill Lane.

Project Information

COF Project Number: 4563

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Thomas Sidwell, Nichol Mill Trust

Background/Staff Comments

This site is one of the few large remaining vacant properties near the Mallory Lane corridor. The properties encompassed by the proposed PUD are currently zoned General Commercial (GC). Nichol Mill Lane was recently realigned to the south side of this site.

This rezoning complies with the recommended uses specified for Special Area 4 of the McEwen Character Area in the Franklin Land Use Plan:

The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.

The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential

neighborhoods. High-quality design and people-friendly environments will be encouraged through heightened standards and site design.

More specifically, Special Area 4 of the McEwen Character Area is appropriate for a mixture of Attached and Detached Residential and Neighborhood or Local Retail uses either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses). Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the Interstate.

Recommendation

Staff recommends a **favorable recommendation to BOMA***.

***The submitted rezoning plan requests a density of 58.8 units per acre and 364 units. The maximum density of 58.8 would only permit 363 units. Staff recommends that a motion be made to reduce the number of permitted units to 363, in order to comply with the publicly noticed density of 58.8 units per acre. If the applicant wishes to pursue the full 364 units, staff recommends that FMPC defer the item to the November 20, 2014 FMPC meeting to allow for adequate public notice of a requested density of 58.84 units per acre, which would allow for 364 units on this site.**

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Rezoning shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.