



Legislation Text

File #: 14-640, **Version:** 1

DATE: 12/12/2014

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Planner
Catherine Powers, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2014-46, To Be Entitled "An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a rezoning for Branch Creek Crossing PUD Subdivision, a rezoning of 19.11 acres from R-1 to SD-X 2.5/36,480 for 48 condominium units and 36,480 square feet of office space located at 574 and 580 Franklin Road across from the Gateway Village Development and adjacent to the Church of the Nazarene.

Project Information

COF Project Number: 4680

Applicant: Tim Turner, T-Squared Engineering

Owner: Mary Y. and Leonard B. Fagan

Background/Staff Comments

The applicant is proposing a mixed-use development consisting of office space and attached residential units, which is consistent with the adjacent land uses and the recommendations of the Franklin Land Use Plan. The applicant is proposing to build two office buildings of 18,240 square feet each fronting Franklin Road and two condominium buildings towards the rear of the site with a total unit count of 48. The site has substantial environmental constraints with Branch Creek running through the middle of the site and the Hillside overlay towards the rear of the property.

The Land Use Plan for this area states the following:

Development Form

1. This area should follow standards for the Mixed Use Design Concept.
2. There are also many areas that are environmentally sensitive slopes which have been assigned the

Conservation Design Concept.

3. The main portion of development in this area will occur on the west side of Franklin Road. The east side of Franklin Road offers less development opportunities due to steep slopes and floodway and floodway fringe overlays, but development adjacent to Franklin Road shall mirror the character of new development on the west side.
4. Development shall occur pursuant to a Master Plan. The Master Plan shall provide for a transition of land-use intensity south along Franklin Road to match the Rural Residential character of Franklin Road to the south.

Vision

The Berrys Chapel Character Area, comprised of eight special areas, will be a northern gateway into the City of Franklin that establishes a precedent for quality design. It will include high quality suburban and rural uses along the two north-south corridors, although design along Franklin Road will insure the preservation of a rural character through substantial setbacks. The northern gateway at Franklin Road will be anchored by a Mixed-Use Center. The area between Franklin and Hillsboro Roads will be maintained with a rural character. This will be an area where preservation and protection of the natural scenic beauty created by hillsides, hilltops, view sheds and watersheds is integrated with high-quality land planning and architectural design to retain and enhance the community character.

Recommendation

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