



Legislation Text

File #: 14-717, **Version:** 1

DATE: 12/12/2014

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Principal Planner
Catherine Powers, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2014-40, To Be Entitled "An Ordinance to Rezone 4.89 Acres from Specific Development - Variety District (SD-X 0/0) to General Commercial District (GC) for the Property Located at 1214 Liberty Pike, 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 request for the Duke Properties site, located at 1214 Liberty Pike.

Project Information

COF Project Number: 4710

Applicant: Gary Vogrin, Kiser+Vogrin Design

Owner: Duke Realty Limited Partnership, Rep: Ryan Hodges

Background/Staff Comments

This site is located at the northeast corner of the intersection of Carothers Parkway and Liberty Pike. The site was split zoned with ML and GC prior to the most recent revision of the zoning maps because a part of the site was originally zoned mixed use as part of the Waterford Crest PUD. The Waterford Crest PUD Concept Plan was later revoked by BOMA at the request of the property owner, thus leaving no entitlements to be associated with the ML zoning on this piece of property. With the map revision that eliminated the ML zoning and replaced it with SD-X, this specific property was given a classification of SD-X (0/00) since there was no valid development plan from which to pull entitlements. As this piece of property is vacant, and there is no valid site plan for the site, Planning supports the efforts of the property owner to clean up the zoning lines to eliminate the split zoning situation. Planning also feels that the GC zoning is appropriate for this corner, based on the Land Use Plan, as well as current development trends in the area.

Recommendation

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