



## Legislation Text

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**File #:** 15-1086, **Version:** 1

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**DATE:** 12/11/2015

**TO:** Franklin Municipal Planning Commission

**FROM:** Amy Diaz-Barriga, Planning Supervisor  
Bob Martin, Interim Director of Planning and Sustainability

**Subject**

Consideration Of Ordinance 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1<sup>st</sup> Avenue North, Bridge Street, 2<sup>nd</sup> Avenue North and East Main Street."; (12-17-15 FMPC 6-0; 01-12-16 1<sup>ST</sup> Reading BOMA 7-0; 02/09/16 BOMA 8-0 2<sup>nd</sup> Reading) THIRD AND FINAL READING

**Project Information**

**COF Project Number:** 5991

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Harpeth Associates LLC, rep. J. Roderick Heller III,  
Sharon Haynes and Dianne Sturdivant

**Background/Staff Comments**

Ordinance 2015-74 will add a property into the limits of the SD-X district, at 111 Bridge Street, to increase the residential entitlements by 9 units, and to reduce the overall nonresidential square footage entitlements. It will also remove a portion of a previously included parcel, now that this portion has been subdivided and recorded (134 2nd Avenue North). These properties were previously approved for rezoning to SD-X in March 2015. This rezoning continues to be supported by the Land Use Plan for CFCO-1.

**Recommendation**

**Approval.**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. Fifteen half-size copies of the Rezoning request shall be submitted to the Planning and Sustainability Department, by 9 A.M. on the Monday after the Planning Commission meeting, in order to be placed on the agenda of the Board of Mayor and Aldermen.
2. The City's project identification number shall be included on all correspondence with any City

department relative to this project.