



Legislation Text

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TO: Franklin Municipal Planning Commission

FROM: Andrew Orr, Principal Planner
Emily Hunter, Long Range Planning Supervisor
Bob Martin, Interim Director of Planning and Sustainability

Subject

Land Use Plan Amendment request, to move the existing boundary between Central Franklin Character Area, Special Area 3, and Southall Character Area, Special Area 6, located at 302 Avondale Drive and 1543 Columbia Avenue.

Project Information

COF Project Number: 5929
Applicant: Jason Goddard, Design Studio LLC
Owner: William Mayo (3.7 acres) and Gerald Robeson (1.6 acres)

Background from the Franklin Land Use Plan (LUP)

The subject Land Use Plan amendment request would expand CFCO-3, which is mostly made up of detached, single-family dwelling units. The only change is the relocation of the boundary line. There are no related text changes.

CFCO-3 supports attached and detached residential uses. New infill and redevelopment are recommended to be designed as traditional neighborhood development that respects the character of the established traditional development pattern in the area.

Planning and Sustainability Department Comments

The historic pattern of development in Franklin led to industrial uses on the periphery of town, close to railroad tracks. However, as the City grew outward from the town center into surrounding areas, residential uses formed sharp boundaries with industrial properties. The Land Use Plan discourages heavy industrial uses directly adjacent to single-family residential neighborhoods.

The subject properties include 302 Avondale Drive, which is 3.7 acres, and 1543 Columbia Ave, which is 1.6 acres. The 1.6-acre property is abandoned railroad right-of-way that runs south and east of the 302 Avondale Drive property. Both parcels are zoned Heavy Industrial (HI) and are designated to remain as industrial areas in the Land Use Plan. A building, constructed in 1957, is located on the site. The applicant is requesting the

special area boundary change to allow mixed residential redevelopment. This area is transitional in terms of land use, and the only access to the property is provided from an established residential street. This area could support attached and/or detached residential land uses, and function as an extension of the established James Subdivision to the north. If approved, the applicant would seek to rezone the property to a residential district.

Recommendation

Approval of the Land Use Plan amendment request is recommended.