



Legislation Text

File #: 16-0512, **Version:** 1

DATE: 6/22/2016

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2016-22, An Ordinance to Rezone 0.99 Acres from Office Residential To Specific Development Residential (10.0) District For The Property Located South of West Main Street, Located At 725 West Main Street. (06-23-16 FMPC 8-0; 07-12-16 WS, 07/12/16 BOMA 1st Reading 7-0; 08/09/16 2nd Reading 7-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6147

Applicant: Matthew Taylor, Studio 8 Design

Owner: Crews West Main, LLC

Land Use Plan

The Land Use Plan states that for CFCO-3

Character

1. This area generally located south and west of the downtown core consists of established traditional residential neighborhoods. Note that a portion of the area is located along both sides of Franklin Road (including Myles Manor) and along Old Liberty Pike, north of the downtown core across the Harpeth River.

2. Many of these established neighborhoods are historically significant. Examples include the Hincheyville, Adams Street, and Lewisburg Avenue Local Historic Districts. The Natchez neighborhood is listed in the National Register of Historic Places. Other neighborhoods, such as Hard Bargain, are historically significant but not designated.

3. Established neighborhoods having a traditional development pattern are important to the character of Central Franklin. The community desires to maintain the established residential character and scale of the area.

Land Use

4. The predominant uses will include detached and attached residential development, institutional and civic uses. Accessory dwellings are appropriate in the area. In addition to existing commercial uses, limited neighborhood commercial, civic and institutional uses will occur in nodes located at major intersections of collector or arterial streets.

Development Form

5. The area should follow standards for traditional areas. New infill and redevelopment in the area is recommended for TND that respects the character of established traditional development.

6. Buildings may be at a scale of up to 3 stories. Pursuant to a PUD under certain circumstances, buildings may be up to 4 stories. However, buildings at a height of 4 stories are inconsistent with the established character of a majority of the area and should be discouraged.

Connectivity

7. Development will provide an interconnected street network with sidewalks present.

8. Development may be supported by surface or structural parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Future above grade parking structures may be incorporated into residential development so long as they do not adversely impact the residential character of the area. Large stand alone parking structures that are truly geared toward commercial/office uses are prohibited.

Open Space

9. Established civic and institutional sites will contribute to open space in the area.

CFCO-7

Character

1. The area consists of a mixed-use commercial corridor with traditional neighborhoods that surround. Commercial and institutional uses are located along Columbia Avenue. Located to the east of Cummins Street are established traditional neighborhoods. The historic Hincheyville and Natchez neighborhoods are located to the west.

2. The area is contiguous to the downtown core and is positioned to receive additional redevelopment and infill. Future development should reflect the character of the area, including traditional elements found in the downtown core.

3. Columbia Avenue will remain an important gateway and corridor into Central Franklin.

4. Columbia Avenue has developed with mix of commercial, civic, institutional and residential uses. Located to the south of Fowlkes Street is a node of important historic and civic uses that includes the Carter House and Williamson County Community Services Center. Future uses will include commercial, but retail is limited to local and neighborhood retail. Attached and detached residential and civic and institutional uses are considered to be appropriate. Accessory dwellings are appropriate in the area.

Development Form

5. The Columbia Avenue corridor should follow standards for traditional areas. The four-block area extending south on Columbia Avenue from Five Points to Fowlkes Street and the existing mixed-use area on the block north of Downs Boulevard are contemplated as Mixed-Use Centers.
6. A set of development standards derived from the adopted Columbia Avenue Overlay District will further apply along the corridor. These standards recognize three distinct areas along the corridor, each having unique standards.
7. Buildings will be at a scale up to two stories. Buildings may be at a scale up to three stories pursuant to a PUD in certain circumstances.
8. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view. Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor.

Connectivity

9. Development standards provide for connectivity including sidewalks.

Open Space

10. Open space will be minimal given the urban character of this area. Established civic and institutional sites contribute to open space. Future open space may include small greens or outdoor plaza spaces.

Background/Staff Comments

Arlington at West Main PUD Subdivision is proposing to be rezoned from Office Residential (OR) to Specific Development-Residential (SD-R 10.0). The development plan (COF #6148) will also be heard tonight.

Recommendation

Approval of Ordinance 2016-22 is recommended to the Board of Mayor and Aldermen, with conditions.

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

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.