



## Legislation Text

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**File #:** 16-0689, **Version:** 1

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**DATE:** September 14, 2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."; [AVENIDA] (09/22/16 FMPC 9-0 and 10/11/16 WS & 1<sup>st</sup> Reading 8-0; 2<sup>nd</sup> Reading 7-0, 1 Recusal) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6190

**Applicant:** Dwight Kiser, Kiser-Vogrin Design

**Owner:** Charles Dibrell, Franklin Radio Associates, Inc.

### Statements From The Land Use Plan

BERRY'S CHAPEL SPECIAL AREA 3

1. Existing uses are predominantly detached and attached residential. New development shall be consistent with these uses.
2. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

### Background/Staff Comments

The proposed zoning of SD-R 27.33 is consistent with the recommendations of the Land Use Plan and is a compatible use with the surrounding properties. The Villages of Morningside Subdivision is located immediately to the north of this site and is classified as an attached residential age restricted community. The properties to the east are zoned for light industrial purposes. The property to the west is residential. The proposed attached residential use provides an appropriate transition in land use from the light industrial, institutional, and service commercial uses located to the east of the property to the residential uses to the west.

### Recommendation

**Approval of Ordinance 2016-33 is recommended to the Board of Mayor and Aldermen.**

**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.