



Legislation Text

File #: 16-0795, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2016-37, To Be Entitled, "An Ordinance To Rezone 3.66 Acres From Specific Development Residential (SD-R 8.03) District To Specific Development Residential (SD-R 8.70) District And Rezone 0.48 Acres From Detached Residential 3 (R-3) District To Specific Development Residential (SD-R 8.70) District For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue." (09/22/16 FMPC 9-0 and 10/11/16 WS and 1st BOMA Reading 8-0; 11/08/16 2nd Reading 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6226

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Kraig Wall, Freedom Properties LLC

Applicable Statements From The Land Use Plan

West Harpeth Character Area, Special Area 2

1. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.
2. Neighborhood Retail is appropriate at the southeast quadrant of Horton Lane and Willow Springs Boulevard, but only in conjunction with other uses.

Background/Staff Comments

The applicant is looking to rezone the property at 117 Rucker Avenue as well as the existing Rucker Park PUD property to expand the boundary of the Rucker Park PUD and to add new dwelling units. The original Rucker Park PUD Subdivision has an existing zoning of SD-R 8.17, and the applicant is requesting to be rezoned to SD-R 8.70. The proposed use of attached residential is consistent with the Land Use Plan.

Recommendation

Approval of Ordinance-2016-37 is recommended to the Board of Mayor and Aldermen.

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.