



Legislation Text

File #: 16-0872, **Version:** 1

DATE: October 19, 2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Ordinance 2016-40, To Be Entitled, "An Ordinance To Rezone 14.04 Acres From Agricultural (AG) District To Specific Development Residential (SD-R 1.14) District For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (Rizer Point PUD). (10/27/16 FMPC 6-0; 11/08/16 WS and 1st Reading 8-0; 12/13/16 2nd Reading 6-1) THIRD AND FINAL READING

Project Information

COF Project Number: 6250

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Goodall Homes Inc.

Land Use Plan

The property is located within the West Harpeth Character Overlay 3 (WHCO-3). The West Harpeth Character Area states:

1. This area is appropriate for a Hamlet, a Conservation Subdivision or a TND pursuant to a Master Plan and that at least fifty percent of the area-targeted towards environmentally sensitive or scenic areas and vistas-is preserved as permanent open space.

Background/Staff Comments

This site is vacant and zoned for the Agriculture (AG) District. The proposed zoning is consistent with the neighboring subdivisions. The applicant is requesting to rezone only a 14.04-acre portion of the parcel since 23.53 acres of the parcel are undevelopable and located solely in the 100-year floodplain or floodway. For maintenance purposes, the 23.53-acre tract will not be included in the subdivision. Due to the significant open space provided by the separate, undevelopable acreage, the plan meets the spirit and intent of the Land Use Plan.

Recommendation

Approval of Ordinance 2016-40 is recommended to the Board of Mayor and Aldermen.
See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.