



## Legislation Text

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**File #:** 17-0311, **Version:** 1

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**DATE:** April 19, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1<sup>st</sup> Reading 5-0, 6/13/17 BOMA 2<sup>nd</sup> Reading 8-0) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6395

**Applicant:** Adam Crunk, Crunk Engineering

**Owner:** Roy & Roberta Mangrum

### Background/Staff Comments

The applicant is requesting a rezoning of the property at 1226 Adams Street from the existing R-3 zoning district to SD-R 4.7 to allow for the construction of a second single-family house. The property falls under the Historic Residential design concept in Envision Franklin. Envision Franklin states that historic buildings that contribute to the street should be preserved and rehabilitated (over demolition and replacement.) The associated development plan retains the contributing 1910 historic structure listed on the National Register of Historic Places.

Envision Franklin also states that, within the Historic Residential design concept, lot depths, sizes, and widths should be designed so that new infill lots achieve contextual compatibility. The property at 1226 Adams is wider than nearby lots; therefore, splitting the lot to create a second buildable lot is in keeping with the context of lot sizes on this side of the block. The proposed lot sizes are just above 9,000 square feet, and nearby lots on the same side of the street are also in the 9,000 square-foot range. The proposed new dwelling has a character and height that complement the character of the block, as well. There is an accompanying development plan also on tonight's agenda (COF# 6386).

### Recommendation

**Recommend favorably to the Board of Mayor and Aldermen.**

**PROCEDURAL REQUIREMENTS:**

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