



Legislation Text

File #: 17-0312, **Version:** 1

DATE: April 19, 2017

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Ordinance 2017-13, To Be Entitled: "An Ordinance To Rezone 36.71 Acres From Light Industrial (LI) District To Specific Development- Residential (SD-R 5.0) District & 15.83 Acres From Light Industrial (LI) District To Estate Residential (ER) District For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane." (04/27/17 FMPC 7-0; 08-22-17 WS; 9/12/17 BOMA 1st Reading 8-0; 10/10/17 BOMA 2nd Reading 7-0) THIRD AND FINAL READING

Project Information

COF Project Number: 6388

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Barbara Holt

Background/Staff Comments

The applicant is requesting a rezoning from Light Industrial to SD-R 5.0 for the portion of the property located north of the proposed Mack Hatcher alignment. This proposal straddles the previous Land Use Plan and the recently-adopted Envision Franklin. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the "Big Houses" achieving 16 units per building. Under the previous Land Use Plan, Big House was not defined, and a broader interpretation was taken. Now, the Envision Franklin "big house" dwelling type definition limits the number of dwellings to four per building to better reflect the scale of a single-family neighborhood. Also, the Envision Franklin design concept for this parcel is Mixed Residential, which supports single family, big houses, duplexes, and townhomes, but not multifamily. The timing of the development plan submittal was significantly delayed while the Mack Hatcher alignment was worked out with TDOT, and, therefore, staff is reviewing the suitability of this development against the previously approved Land Use Plan Amendment, which allowed for the broader interpretation of "big house". The development plan is accompanying this rezoning (COF# 6389).

With this ordinance, the applicant is also requesting a rezoning from Light Industrial to Estate Residential for the portion of the property located south of the proposed Mack Hatcher alignment. No development is

proposed on this portion of the property at this time. The adjacent property to the south is in the Conservation Subdivision design concept in Envision Franklin, and the Estate Residential zoning is consistent with the policies of that design concept. It is the intent that this design concept applies to any property in the immediate vicinity that is located south of Mack Hatcher.

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.