



Legislation Text

File #: 17-0352, **Version:** 1

DATE: May 18, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration of Ordinance 2017-16, To Be Entitled: "An Ordinance To Rezone 0.6 Acres From Residential -2 (R-2) District To Office Residential (OR) District For The Property Located North Of Murfreesboro Road And South Of London Lane, 199 North Royal Oaks Boulevard."; (05/25/17 FMPC 6-1, 06/13/17 WS, 06/27/17 1st BOMA Reading 5-1; 08/08/17 2ND BOMA Reading 5-2, 3RD BOMA Reading deferred to 9/12/17 BOMA) THIRD AND FINAL READING

Project Information

COF Project Number: 6404
Applicant: Adam Crunk, Crunk Engineering
Owner: Anna Hendrix and Vernon Wells

Background/Staff Comments

The property located at 199 North Royal Oaks was originally platted in 1968, before the extension of North Royal Oaks to Liberty Pike. A property to the north of this parcel, 203 North Royal Oaks Boulevard, was received a positive recommendation for its rezoning to General Office (GO) at the November 16, 2016 FMPC meeting. The rezoning was approved by BOMA at the 2/28/2017 BOMA meeting.

Envision Franklin places this parcel in an Office-Residential design concept. This design concept designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character. The proposed rezoning does not include a development plan or site plan for any changes to the structure currently located on site. Should future redevelopment of this site be desired, the applicant (at that time) would have to meet the Envision Franklin and Zoning Ordinance requirements in place at that time. This includes but is not limited to reduction in the number of driveway cuts onto Royal Oaks Drive from the two that exist currently.

Project Considerations

A separate exhibit of properties under the Office Residential (OR) zone in the City has been added to the

project file. These are existing properties that meet the intent of the OR Zone or are currently in the OR zone.

Recommendation

Recommend favorably 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.