City of Franklin

Legislation Text

File #: 17-0731, **Version:** 1

DATE:	August 16, 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 2017-28, To Be Entitled: "An Ordinance To Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, For The Property Located North Of Boyd Mill Avenue & South Of Highway 96, 3206 Boyd Mill Avenue."; Establishing a Public Hearing for October 10, 2017. (08/24/17 FMPC 8-0)

Project Information

COF Project Number: 6438
Applicant: **Jonathan Sanders, Earthworks Design LLC**
Owner: **George Tomlin**

Background/Staff Comments

The applicant is proposing to rezone the property from R-1 to R-2. This property is within the Single-Family Residential Design Concept of Envision Franklin, which supports single-family, detached residential lots, specifically when compatibly sized to the established residential development pattern of the surrounding area. Therefore, R-2 zoning is supported for this property.

Project Considerations

Substantial off-site sewer work will be necessary in order to serve the subject property with sanitary sewer. As discussed in the preliminary meeting, the existing low-pressure sewer serving the existing property is only sufficient for serving the current single-family residence that exists on the property and will not support further subdivision. The applicant shall be aware that successful rezoning of the property does not guarantee sewer availability.

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.