



## Legislation Text

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**File #:** 18-0133, **Version:** 1

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**DATE:** March 14, 2018

**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 2018-04, To Be Entitled: "An Ordinance To Rezone 3.95 Acres From Light Industrial District (LI) To Neighborhood Commercial (NC) District For The Property Located West Of Columbia Avenue And South Of Fairgrounds Street (Near 200 And 300 Downs Boulevard)." (3/22/18 FMPC 8-0, 04-10-18 WS, 04/10/18 BOMA 1<sup>st</sup> Reading 7-0, 05/08/18 2<sup>ND</sup> Reading 7-0) THIRD AND FINAL READING

### Project Information

**COF Project Number:** 6609  
**Applicant:** Greg Gamble, Gamble Design  
**Owner:** Drew Luna

### Background/Staff Comments

Envision Franklin recommends an Industrial Flex design concept for this location. The Industrial Flex design concept provides locations for institutional, light industry, office, and research and development uses, with supporting local commercial uses. Industrial Flex development is characterized by low-scale buildings, some of which may have large footprints. Some of these areas generate less vehicular traffic than regional commerce areas and may be found along more minor thoroughfares. Conversely, some of these uses involve extensive exterior movement of goods and trucks that require measures to control adverse environmental and visual impacts.

The Neighborhood Commercial Zoning District allows for a building scale and the secondary uses supported by the Industrial Flex design concept.

### Project Considerations

*Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.*

Overhead electric lines, sewer, and water easements will need to be relocated and Lot 2 replatted to become a buildable lot. A greenway trail is also planned to run the length of Downs Blvd that could impact the amount

of buildable land on Lot 2.

**Recommendation**

**Recommend approval 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.