



## Legislation Text

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**File #:** 19-0715, **Version:** 1

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**DATE:** July 17, 2019

**TO:** Franklin Municipal Planning Commission

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

### Subject

Consideration Of Ordinance 2019-20: "An Ordinance To Rezone 20.90 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.34) District For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road, 250 Rosa Helm Way, 2050 And 2051 Wood Duck Court (Wood Duck Court PUD Subdivision). (07-25-19 FMPC 6-0; BOMA 08/13/19 1<sup>st</sup> Reading 8-0, 9/10/19 2<sup>nd</sup> Reading 8-0)". THIRD AND FINAL READING.

### Project Information

**COF Project Number:** 6991

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Robert Louis Walker, Managing Partner of Walker Family Partners

### Background/Staff Comments

These three properties are within the Regional Commerce Design Concept. The Regional Commerce Design Concept contains high-intensity centers that attract large numbers of people and employers from both within and outside of the City. The Regional Commerce area should transition in intensity and scale across this design concept. In terms of multifamily uses:

*New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces....In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops, or front porches, and pedestrian connections to the street or to a drive resembling a street.*

In terms of location, this site is not a viable location for commercial uses. The three properties are only accessed from a cul-de-sac located off a local road. The site also has stream buffer and floodplain constraints along its frontage. Therefore, Multifamily is appropriate as a single use on this site.

**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.