



Legislation Text

File #: 19-0779, **Version:** 1

DATE: August 14, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2019-30: An Ordinance To Zone 474 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And East Of Interstate 65. (FMPC 8/22/19, 7-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

Project Information

Applicant: Greg Gamble, Gamble Design Collaborative
Owner: multiple owners, see Resolution

Background/Staff Comments

The City has received annexation requests for 26 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held pursuant to Tennessee Code Annotated (T.C.A.). The referendum was discussed at the August 14, 2019 BOMA Work Session. BOMA will vote on August 27, 2019 at a public hearing on whether to request a referendum for annexation of the 26 properties. Should the referendum occur, the election is proposed to be held on October 22, 2019 in conjunction with the City of Franklin Municipal Elections.

Ordinance 2019-30 would zone the 26 properties being considered as part of the proposed referendum for annexation, Resolution 2019-72, to Estate Residential (ER), should the BOMA decide to hold a referendum and should the referendum pass. If the referendum passes, the annexation would become effective 30 days after the certification of the election. This Ordinance to Zone to ER is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation.

The parcels identified within this request are not identified within Envision Franklin, as they are outside the Urban Growth Boundary (UGB). As the decision to annex these parcels is regulated by a proposed referendum, Resolution 2019-72, it is appropriate to prepare a zoning district for the parcels should the

referendum for annexation pass. Staff feels that the zoning district assigned to these parcels should be as close to their current entitlements of the County zoning as possible. The current zoning within the County is Rural Development-1 (RD-1). RD-1 protects the rural character of Williamson County east of I-65 but also allows for low-density residential development where appropriate infrastructure is available. This district is also intended to support agricultural uses that are more prevalent in the eastern areas of the County. In comparison, Estate Residential provides for very low density detached residential development on large lots, but also permits agricultural uses.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation. Future rezoning requests should then comply with the amended Envision Franklin.

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.

RD-1 allows a maximum gross density of 1 dwelling unit per acre, and a minimum lot size of 43,560 square feet (1 acre). Estate Residential allows for a maximum gross density of 1 dwelling unit per 2 acres, and a minimum lot size of 45,000 square feet. Rezoning of the property to a higher intensity can be considered once a master plan for the properties is proposed to the City.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.