



# 405 Eddy Lane

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PROPOSED LAND USE PLAN MAP AMENDMENT

PREPARED FOR AVENUE 11 DEVELOPMENT, LLC

AUGUST 10, 2015

COF # 5928



# SITE DATA CHART

|                                 |                                                                    |
|---------------------------------|--------------------------------------------------------------------|
| PROJECT NAME:                   | COTTAGES AT EDDY LANE                                              |
| PROJECT NUMBER:                 | 5928                                                               |
| SUBDIVISION:                    | N.A.                                                               |
| LOT NUMBER:                     | N.A.                                                               |
| ADDRESS:                        | 405 EDDY LANE                                                      |
| MAP AND PARCEL :                | MAP 78, PARCEL 71.00                                               |
| CITY:                           | FRANKLIN                                                           |
| COUNTY:                         | WILLIAMSON                                                         |
| STATE:                          | TENNESSEE                                                          |
| CIVIL DISTRICT:                 | NINTH                                                              |
| EXISTING ZONING                 | LIGHT INDUSTRIAL                                                   |
| EXISTING CHARACTER AREA:        | CFCO 6                                                             |
| PROPOSED CHARACTER AREA:        | CFCO 4                                                             |
| OTHER APPLICABLE OVERLAYS:      | NONE                                                               |
| ACREAGE OF SITE:                | 1.1 ACRES                                                          |
| SQUARE FOOTAGE OF SITE:         | 48,156 SQUARE FEET                                                 |
| MINIMUM REQUIRED SETBACK LINES: |                                                                    |
| Yard fronting on any street:    | 30'                                                                |
| Side yard:                      | 15'                                                                |
| Rear yard:                      | 25'                                                                |
| OWNER:                          | AVENUE 11 DEVELOPMENT                                              |
| Address:                        | 1577 WOODMONT BLVD. NASHVILLE, TN 37215                            |
| Phone No.:                      | (615) 972-9568                                                     |
| Fax No.:                        | NONE                                                               |
| E-mail address:                 | <a href="mailto:KURT@AVE11DEV.COM">KURT@AVE11DEV.COM</a>           |
| Contact Name:                   | KURT DENNY                                                         |
| APPLICANT:                      | GAMBLE DESIGN COLLABORATIVE                                        |
| Address:                        | 144 S.E.PARKWAY, SUITE 200 FRANKLIN, TN 37064                      |
| Phone No.:                      | (615) 975-5765                                                     |
| Fax No.:                        | (615) 790-1350                                                     |
| E-mail address:                 | <a href="mailto:greg.gamble@gdc-tn.com">greg.gamble@gdc-tn.com</a> |
| Contact Name:                   | GREG GAMBLE                                                        |



# LAND USE PLAN AMENDMENT

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**DESCRIPTION AND JUSTIFICATION.**

**Avenue 11 Development, LLC requests a map amendment to the City of Franklin Land Use Plan for a property located at 405 Eddy Lane. This request would only redraw the boundary between CFCO 4 and CFCO 6.** This property is located with the Central Franklin Character Area 6 and is currently zoned Light Industrial.

Avenue 11 requests that the defining line for Character Area 6 be relocated to the northern boundary of the lot. This would place the property within the Central Franklin Character Area 4. Character Area 6 recommends only industrial uses with an Activity Center, and does not identify residential as a recommended use.

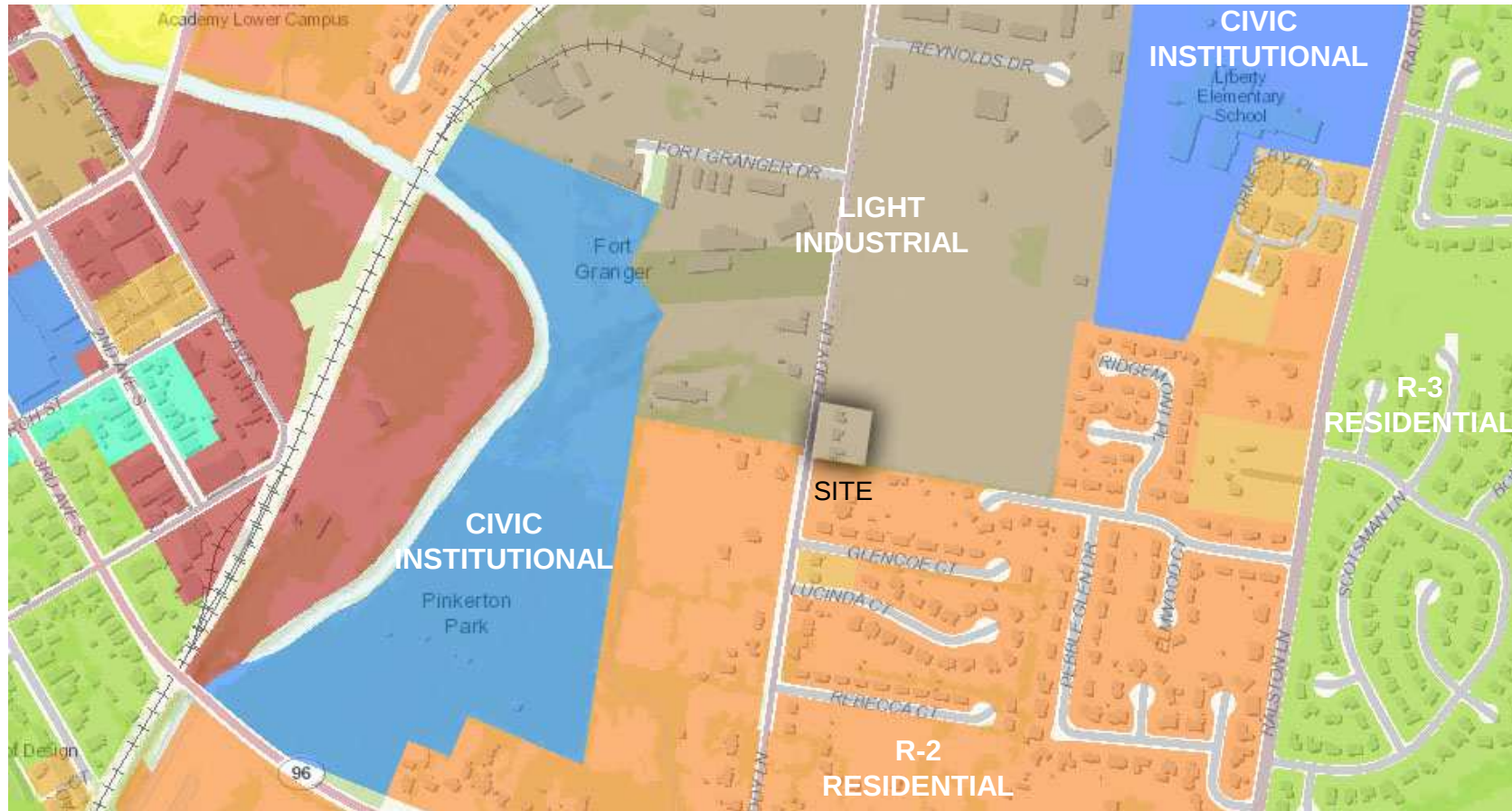
There are three existing detached homes located on the property. The property has been residential in use for many years prior to the adoption of the LUP. The property to the north of these homes is zoned Light Industrial. Predominant land uses are light industrial, office, service and retail. To the south of the property along Eddy Lane and side streets all occupied properties are detached residential homes.

If Land Use Plan Map is amended as requested and this property becomes part of the CFCO Character Area 4, this property would remain residential in use, and remain compatible with the other residential uses on the southern portion of Eddy Lane.

If this request is supported by the Franklin Planning Commission, Avenue 11 Development, LLC intends to request the rezoning of the property from Light Industrial to a Residential Zone. Ultimately, Avenue 11 would like to remove the three homes and build new homes.

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# ZONING AND EXISTING USES



- 405 EDDY LANE IS ZONED LIGHT INDUSTRIAL
- THE EXISTING LAND USE IS RESIDENTIAL WITH THREE DETACHED RENTAL HOMES.
- THE CHARACTER OF EDDY LANE IS SPLIT WITH EXISTING LIGHT INDUSTRIAL, RETAIL COMMERCIAL, OFFICE, AND CIVIC USES LOCATED ON THE NORTHERN HALF, AND RESIDENTIAL HOMES LOCATED ON THE SOUTHERN HALF.

# CHARACTER AREAS

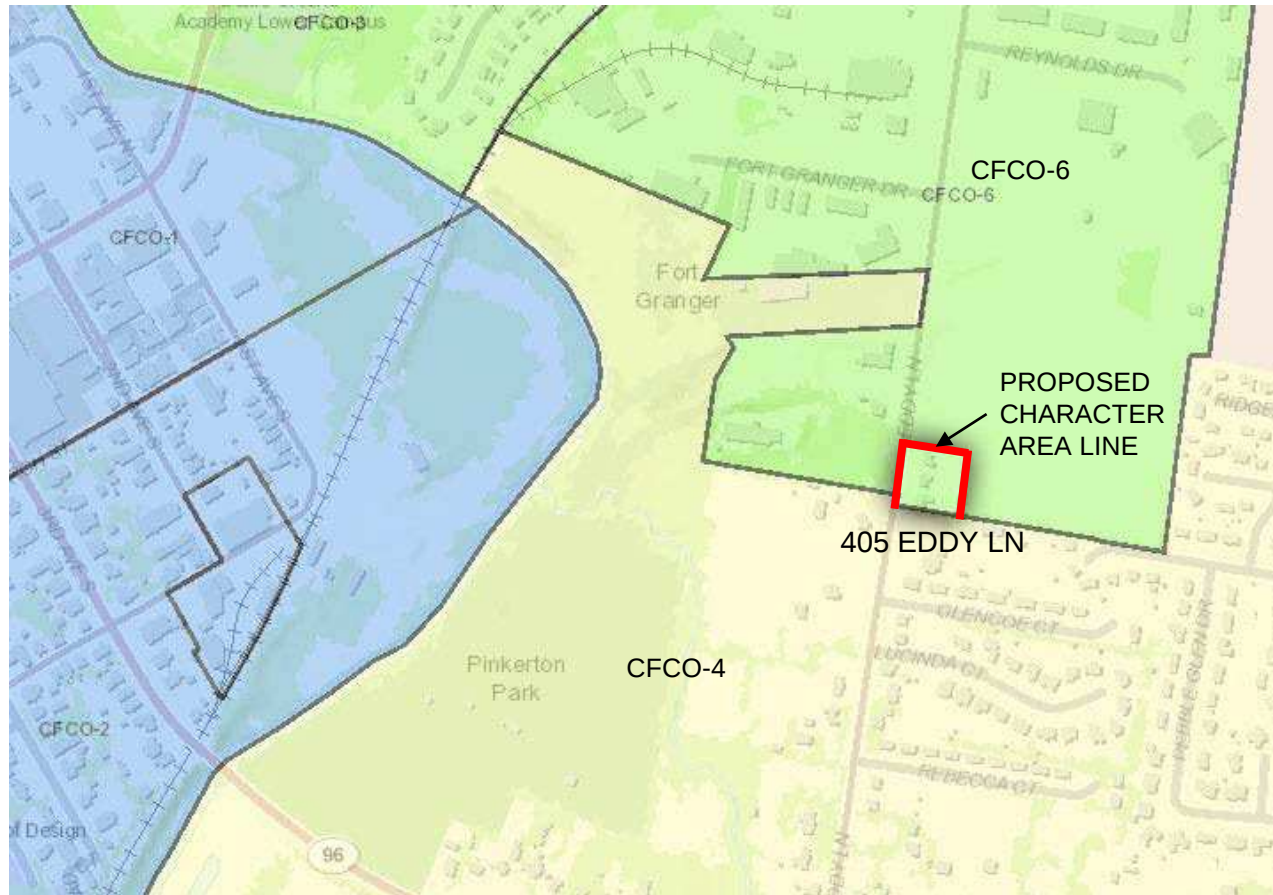
## LAND USE COMPARISON

### CFCO-6

- THE AREA EAST OF FRANKLIN ROAD ALONG LIBERTY PIKE AND EDDY LANE HAS AN ESTABLISHED INDUSTRIAL CHARACTER.
- FUTURE USES WILL INCLUDE THOSE USES COMMON TO ACTIVITY CENTERS IDENTIFIED IN TABLE 1-1. COMMERCIAL USES ARE APPROPRIATE, BUT RETAIL IS LIMITED TO LOCAL AND NEIGHBORHOOD RETAIL. LIGHT INDUSTRIAL USES ARE CONSIDERED APPROPRIATE.

### CFCO-4

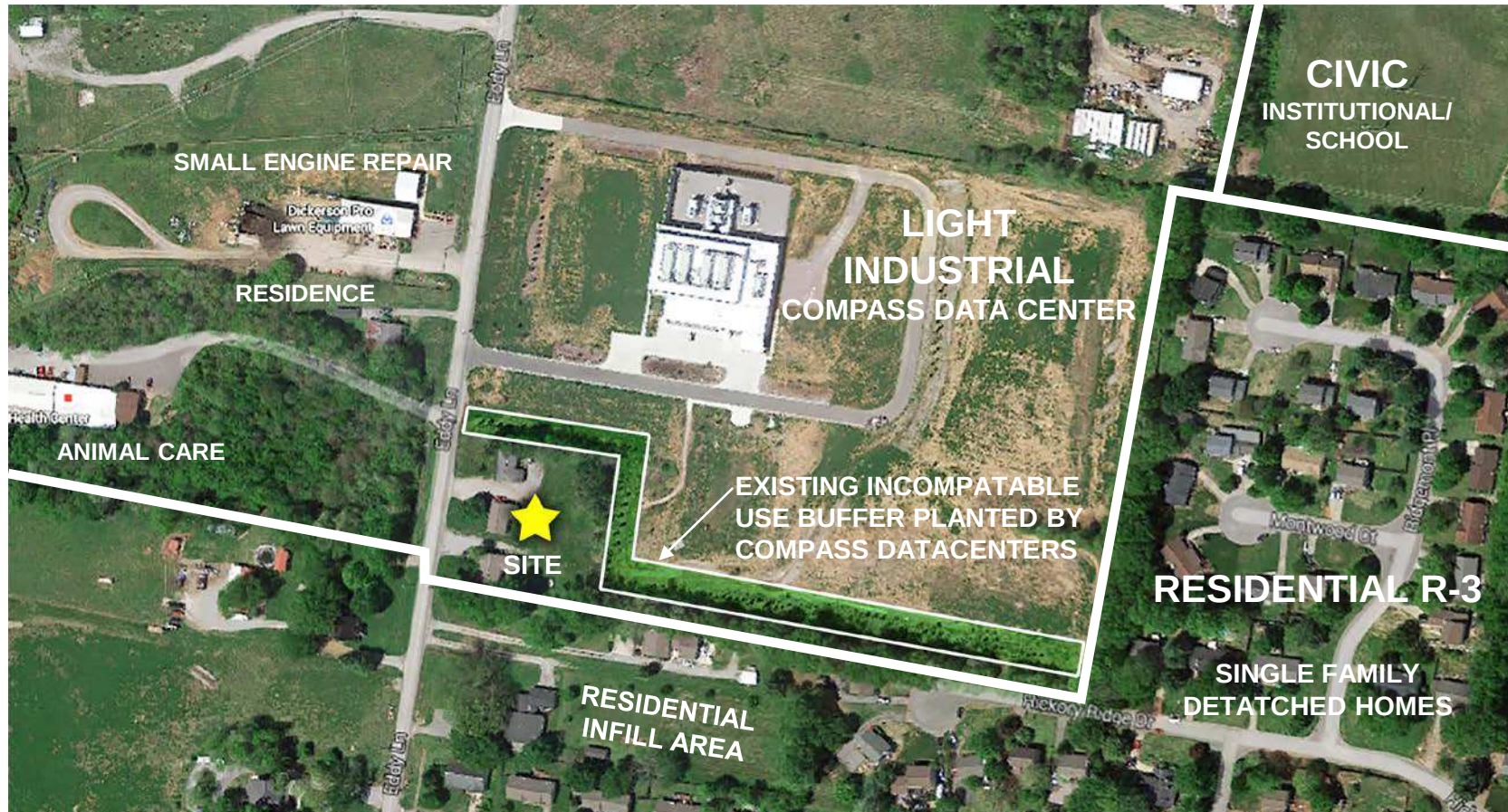
- CONSISTS OF PREDOMINANTLY RESIDENTIAL NEIGHBORHOODS. THE LIBERTY PIKE AREA INCLUDES ESTABLISHED RESIDENTIAL DEVELOPMENT WITH SMALLER LOTS.
- RESIDENTIAL USES, INCLUDING BOTH DETACHED AND ATTACHED RESIDENTIAL, WILL REMAIN THE PREDOMINANT LAND USE IN THE FUTURE.



## HOW THIS AMENDMENT WILL FURTHER THE GOALS OF THE LUP

The Purpose and Vision of the CFCO is states, that in part, one of the goals is “concentrating on its small town identity”. The paragraph goes on to say that this includes “residential infill, neighborhood protection and preservation” The modification of the L.U.P. Map will in fact not only recognize existing neighborhood uses but reinforce the character of CFCO-4 as a residential area.

# JUSTIFICATION OF REQUEST



## HOW THE LAND USES HAVE CHANGED:

- Compass Data Center to the north was required to install an Incompatible Use landscape buffer along its entire southern boundary in recognition of the existing residential use at 405 Eddy Lane. This buffer is required by the City of Franklin Zoning Ordinance when uses of higher intensity are located adjacent to residential uses.
- There is a renewed interest along Eddy Lane for residential use due to existing infrastructure and proximity to the Central Franklin District.
- Both redevelopment and renovation of existing properties are occurring along Eddy Lane.

## WHY THIS AMENDMENT IS APPROPRIATE:

- The property is currently a residential use.
- All existing development to the south of this property on Eddy Lane is residential.

ARROW MOLDED PLASTICS, INC.  
DEEDBOOK 1145 PAGE 707 S.O.W.C.  
MAP 78 PARCEL 72

1.10 ACRES  
48,156 SQ. FT.

ARROW MOLDED PLASTICS, INC.  
DEEDBOOK 1145 PAGE 707 S.O.W.C.  
MAP 78 PARCEL 72

WILLIAM J. JONES  
VICKI A. JONES  
DEEDBOOK 784 PAGE 147 R.O.W.C.  
PROPERTY MAP 78-D GROUP "C" PARCEL 7

HICKORY END ESTATES  
PLATBOOK 12 PAGE 117 R.O.W.C.

7

## PHYSICAL FEATURES MAP

|           |                     |
|-----------|---------------------|
| SIZE:     | 1.1 ACRES           |
| LAND USE: | 3 RESIDENTIAL HOMES |
| WATER:    | CITY OF FRANKLIN    |
| SEWER:    | CITY OF FRANKLIN    |

