

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

<b>NAME OF PROJECT:</b>	Ordinance 2014-21, Nichol Mill Lofts PUD Subdivision, rezoning request
<b>LOCATION:</b>	427 Nichol Mill Lane
<b>PROJECT DESCRIPTION:</b>	Request to rezone 6.19 acres from General Commercial (GC) to Specific Development-Residential with a residential density of 61.07 units per acre (SD-R 61.07)
<b>APPLICANT:</b>	Greg Gamble, Gamble Design Collaborative
<b>OWNER:</b>	Thomas Sidwell, Nichol Mill Trust
<b>PROJECT STAFF:</b>	Emily Hunter
<b>TYPE OF REVIEW:</b>	Rezoning Request
<b>RECOMMENDATION:</b>	<u>Favorable recommendation to BOMA</u>

<b>PROJECT INFORMATION</b>	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Multi-family Residential
<b>Existing Zoning</b>	General Commercial
<b>Proposed Zoning</b>	Specific Development-Residential (SD-R 61.07)
<b>Acreage</b>	6.19
<b>Proposed Number of Lots</b>	1
<b>Proposed Dwelling Units</b>	378
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: 1.05 acres Informal Open Space: 0.27 acres Total Open Space: 1.32 acres</i>
<b>Physical Characteristics</b>	Site relatively flat and open. Site slopes gently towards northwestern corner.
<b>Development Standard</b>	Conventional
<b>Character Area Overlay</b>	MECO-4
<b>Other Applicable Overlays</b>	N/A
<b>Water Utility District</b>	Mallory Valley
<b>Proposed Building Height</b>	50'
<b>Minimum Landscape Surface Ratio</b>	.20
<b>Trip Generation</b>	2,402 trips daily (189 AM peak; 226 PM peak)

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Office/Retail	Brentwood
<i>South</i>	Retail	GC
<i>East</i>	Office/Retail	GC
<i>West</i>	Industrial	LI

**LAND USE PLAN RECOMMENDATIONS**

The McEwen Area is the principal regional commercial area in the UGB. It includes 3,713 acres and nearly 12 million square feet of commercial, office and industrial space. It is also the principal location for Attached Residential, with 3,520 attached units. There are about 1,100 vacant acres that have development potential. Most of this land is in large parcels under limited ownership. This area is clearly the major economic engine for the City.

The McEwen Character Area will continue to be the major economic driver for the City of Franklin. However, economically productive development will respect the residential neighborhoods. High-quality design and people-friendly environments will be encouraged through heightened standards and site design.

More specifically, Special Area 4 of the McEwen Character Area is appropriate for a mixture of Attached and Detached Residential and Neighborhood or Local Retail uses either in separate structures (proximate mixed uses) or with multiple uses in the same building on different floors (vertical mixed uses). Retail uses, mid-rise commercial and hotels should be of higher intensity adjacent to I-65 and transition to less intensive uses further away from the Interstate.

**PROJECT BACKGROUND:** This site is one of the few large remaining vacant properties near the Mallory Lane corridor. The properties encompassed by the proposed PUD are currently zoned General Commercial (GC). Nichol Mill Lane was recently realigned to the south side of this site.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Favorable recommendation to BOMA;

**COMMENTS:** This rezoning complies with the recommended uses specified for Special Area 4 of the McEwen Character Area in the Franklin Land Use Plan.

## **PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Rezoning shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

## **\*PROJECT CONSIDERATIONS:**

1. None;

\* These items 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.

## **FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES**

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

**ORDINANCE 2014-21**

**TO BE ENTITLED "AN ORDINANCE TO REZONE 6.19 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 61.07) FOR THE PROPERTY LOCATED AT 427 NICHOL MILL LANE."**

**WHEREAS**, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

**WHEREAS**, the proposed SD-R zone would allow for residential development with the maximum density specified.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

**SECTION I:** The following described property shall be, and are hereby, rezoned from its present zoning classification of General Commercial (GC) to Specific Development-Residential District (SD-R 61.07):

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Mallory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette, (Map 53 Parcels 117.32 & 117.24) and by deed of record in Deed Book 2908, Page 561, R.O.W.C.; Athena Cool Springs Hospitality, LLC, (Map 53 Parcel 117.31) and by deed of record in Deed Book 4684, Page 432, R.O.W.C.; and K. Thomas Sidwell, Trustee of Nichol Mill Trust, (Map 53K Group B Parcel 7.01) and by deed of record in Deed Book 5875, Page 374, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls; N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 55.57 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;  
 N 82°11'21"W, 57.31 feet to an iron rod (new);  
 With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;  
 With a curve to the left an arc distance of 46.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;  
 With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;  
 N 09°05'04"E, 243.41 feet to an iron rod (new);  
 With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;  
 N 10°45'38"E, 44.96 feet to an iron rod (new):  
 S 81°20'18"E, 42.86 feet to an iron rod (new):  
 With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;  
 S 81°20'18"E, 367.73 feet to an iron rod (new);  
 S 07°27'56"W, 523.20 feet to the point of beginning and being 269,492 square feet or 6.19 acres± more or less.  
 A portion of this property also being lot numbers 810 and 814 on the final plat of Galleria Complex Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

Zoning Reference Number: 14-04:

Map-Group-Parcel	Acres
053---11732	±2.66
053---11731	±3.26
053---11724	±0.02
053K-B00701	±0.23
TOTAL	±6.19

SECTION II: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: \_\_\_\_\_  
ERIC S. STUCKEY  
CITY ADMINISTRATOR/RECORDER

BY: \_\_\_\_\_  
DR. KEN MOORE  
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

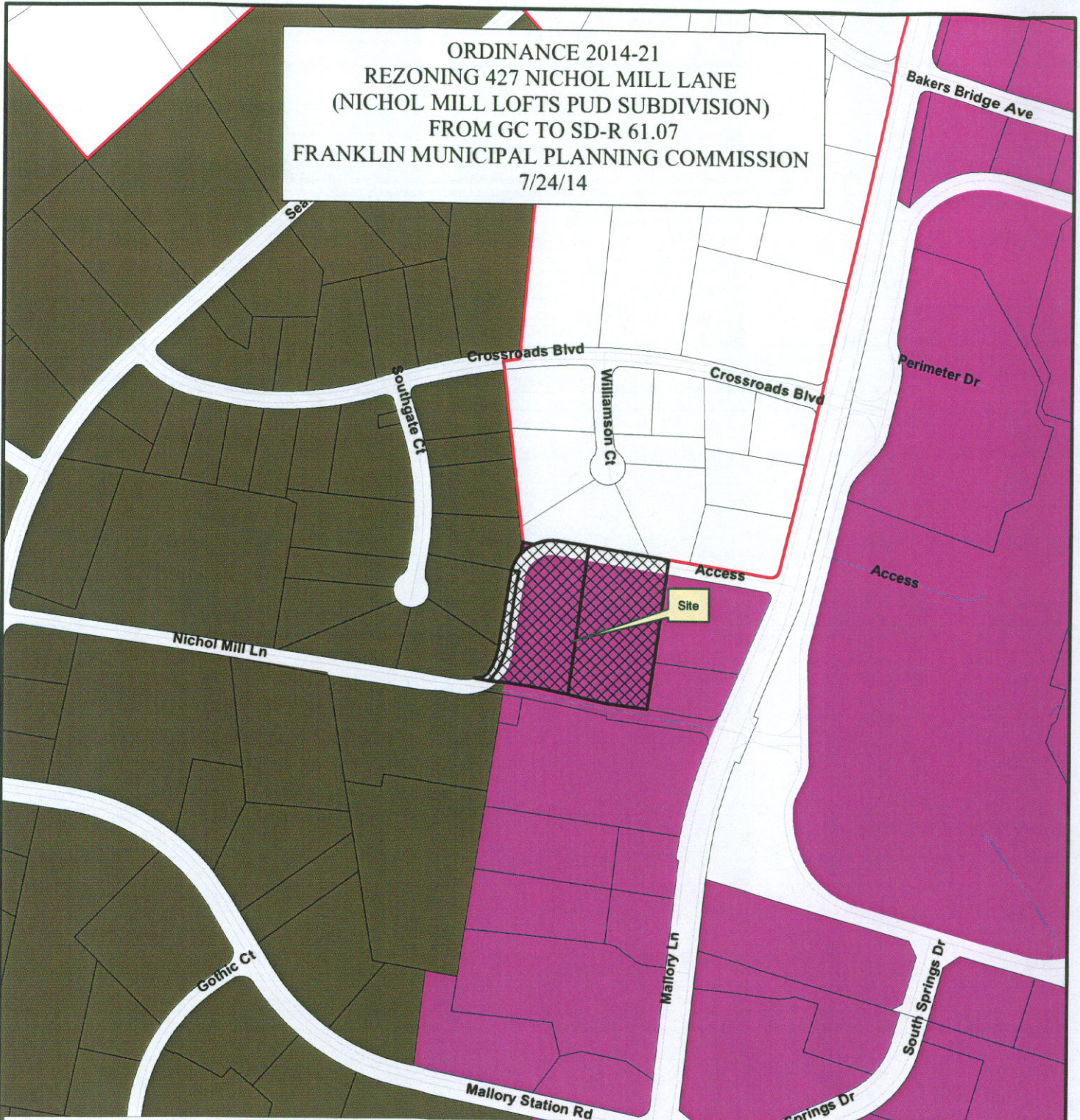
PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

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**ORDINANCE 2014-21**  
**REZONING 427 NICHOL MILL LANE**  
**(NICHOL MILL LOFTS PUD SUBDIVISION)**  
**FROM GC TO SD-R 61.07**  
**FRANKLIN MUNICIPAL PLANNING COMMISSION**  
**7/24/14**



**Legend**

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| Nichol Mill Lofts PUD              | GO General Office District          |
| <b>Zoning</b>                      | CC Central Commercial District      |
| AG Agricultural District           | NC Neighborhood Commercial District |
| ER Estate Residential              | GC General Commercial District      |
| R-1 Residential District           | MN Neighborhood Mixed-Use District  |
| R-2 Residential District           | ML Local Mixed-Use District         |
| R-3 Residential District           | MX Regional Mixed-Use District      |
| Historic Core Residential District | LI Light Industrial District        |
| RX Residential Variety             | HI Heavy Industrial District        |
| OR Office Residential District     | CI Civic and Institutional District |

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