



## MEMORANDUM

---

**DATE:** August 20, 2014

**TO:** Franklin Municipal Planning Commission

**FROM:** Amy Diaz-Barriga, Principal Planner  
Catherine Powers, Director of Planning and Sustainability

**SUBJECT:** 8/28/14 FMPC—Item 9, ORDINANCE 2014-18, TO BE ENTITLED “AN ORDINANCE TO REZONE 77.7 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 12.23/480,000/450) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY.”

### Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a rezoning for a mixed-use development at the property located at the southeast corner of East McEwen Drive and Carothers Parkway.

### Project Information

**COF Project Number:** 4542

**Applicant:** Gary Vogrin, Kiser + Vogrin Design

**Owner:** Glen McGehee, SS McEwen, LLC

### Background/Staff Comments

The Planning Commission recommended approval of this rezoning request to BOMA in May 2014. However, prior to the final approval from the Board of Mayor and Alderman, the applicant chose to make a minor modification to the requested zoning boundary. BOMA will consider the rezoning request with the updated legal description at the third and final reading of the rezoning, as well as a second public hearing, at its August 26, 2014 meeting. The change to the boundary limits does not change the overall square footage of the area to be rezoned, nor does it change any of the entitlements previously considered by the Planning Commission. Before the rezoning can become effective, the Planning Commission must also review the rezoning request with the updated legal description and determine if they can provide their favorable support to the updated rezoning boundary and corresponding ordinance.

### 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.*

1. Before a site plan can be submitted for the proposed PUD subdivision associated with this rezoning, a revised development plan and corresponding resolution, depicting the new legal boundary for the PUD, will be required to be approved by BOMA.

### **Recommendation**

Staff recommends **approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

### **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.

### **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.

**ITEM 9  
OVATION REZONING  
(ORDINANCE 2014-18)  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
8/28/14**

Site

**Project Information**  
 Existing Zoning: General Commercial (GC)  
 Proposed Zoning: SD-X 12.23/480,000/450  
 Existing Land Use: Vacant  
 Proposed Land Use: Mixed Use  
 Character Area: MECO-4  
 Development Standard: Either  
 Other Overlays: FFO, FWO, HTO, HHO  
 Site Acreage: 77.7 acres

- Legend**
-  Ovation Subdivision
  - Zoning**
  -  AG Agricultural District
  -  ER Estate Residential
  -  R-1 Residential District
  -  R-2 Residential District
  -  R-3 Residential District
  -  Historic Core Residential District
  -  RX Residential Variety
  -  OR Office Residential District
  -  GO General Office District
  -  CC Central Commercial District
  -  NC Neighborhood Commercial District
  -  GC General Commercial District
  -  MN Neighborhood Mixed-Use District
  -  ML Local Mixed-Use District
  -  MX Regional Mixed-Use District
  -  LI Light Industrial District
  -  HI Heavy Industrial District
  -  CI Civic and Institutional District



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2014. All rights reserved.