



## CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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# Plan Commission Staff Report

**To:** Plan Commission Members  
**From:** Joanna Tennell, Senior Planner  
**Date:** February 9, 2023  
**Re:** Case PC-23-01 (R): Redwood Rezoning

### REQUEST:

**Case PC-23-01 (R)...Redwood Rezoning.** A request by Redwood USA, LLC to rezone approximately 31.5 acres from Industrial: Business Development (IBD) and Industrial: General (IG) to Residential: Multi-Family (RM). The property is located at the northeast corner of Hurricane Road and Upper Shelbyville Road.

### ADJACENT PROPERTIES:

#### Surrounding Zoning:

North: IBD  
South: IN, RM, RSN  
  
East: IBD & PUD  
West: IG

#### Surrounding Land Use:

North: Industrial  
South: Needham Elementary, Agriculture, and Multi-Family Residential  
East: Agriculture & Future Residential  
West: Industrial & Agriculture

### CURRENT ZONING:

The “IBD”, Industrial: Business Development zoning district is intended to provide locations for small scale manufacturing, construction, production, and assembly uses, as well as other light industrial uses. This district is specifically intended to provide appropriate setbacks and standards for small-scale businesses, entrepreneurial operations, start-up businesses, and similar operations.

The “IG”, Industrial: General zoning district is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Franklin.

### PROPOSED ZONING:

The “RM”, Residential: Multi-Family zoning district is intended to provide locations for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums. This district should be used to create high density residential developments in areas with compatible street systems, open space, and other related land uses and amenities.

## CONSIDERATIONS:

1. Redwood USA, LLC outlined the details of the request in the attached Redwood Franklin Eastview Drive – Letter of Intent and have provided the attached Redwood Franklin Rezoning Commitments, samples of architectural character and a concept plan for the development.
2. The Technical Review Committee reviewed the petition at their January 26, 2023 meeting.
3. If the rezoning is approved, the petitioner will need to file Site Development Plans for review and approval prior to construction.
4. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Business Development Area. “Business development areas are intended to serve as both the permanent home of small scale businesses and incubators of new local companies. Land uses in business development areas include manufacturing, light industrial operations, contractor’s offices, and products suppliers. In many instances the types of businesses in these areas are those that have both commercial and industrial qualities. The business development areas provide these uses the ability to serve customers in a setting that allows outdoor storage and the operation of heavy equipment and machinery that often are involved.”

## CRITERIA FOR DECISIONS – REZONING:

In taking action on rezoning requests, the Plan Commission shall pay reasonable regard to the decision criteria outlined in Article 11.6 (I) of the City of Franklin Zoning Ordinance.

1. ***Comprehensive Plan: The City of Franklin Comprehensive Plan and any other applicable, adopted planning studies or reports.***

### **Staff Finding:**

Staff finds that the request to rezone the property to RM, with commitments, is consistent with the comprehensive plan as the proposed multi-family development provides diversity in the type of housing available in the City of Franklin.

2. ***Current Conditions: The current conditions and the character of current structures and uses in each district.***

### **Staff Finding:**

The property is located immediately to the north of Founders Pointe Apartments and near Webb and Needham Elementary Schools and west of Homesteads at Hillview. A multi-family development is a great transitional use from the schools and lower density residential uses to the industrial uses that are currently located to the north of the subject site.

3. ***Desired Use: The most desirable use for which the land in each district is adapted.***

### **Staff Finding:**

The property is immediately adjacent to another multi-family development and will serve as transitional use and a buffer between the existing lower density residential and school uses to the industrial uses located to the north.

**4. *Property Values: The conservation of property values throughout the City of Franklin's planning jurisdiction.***

**Staff Finding:**

With the proposed commitments, the rezoning request should not negatively affect the property values in the area.

**5. *Responsible Growth: Responsible growth and development.***

**Staff Finding:**

The City's current inventory of housing needs to be diversified to promote additional growth, meet the current need for residential housing, and expand the tax base.

**PLAN COMMISSION ACTION – REZONING :**

In the rezoning process, the Plan Commission has the authority to review the provisions of the Comprehensive Plan and the Zoning Ordinance. Plan Commission action (either *favorable*, *unfavorable*, or *no recommendation*) is a recommendation to the City Council, which takes action on the rezoning petition.

**STAFF RECOMMENDATION – REZONING:**

Based on the criteria for decisions above, staff recommends a *Favorable Recommendation with commitments (Redwood Franklin Rezoning Commitments)* be forwarded to the Franklin City Council rezoning the property to RM (Residential: Multi-Family).