



# PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: June 12, 2024

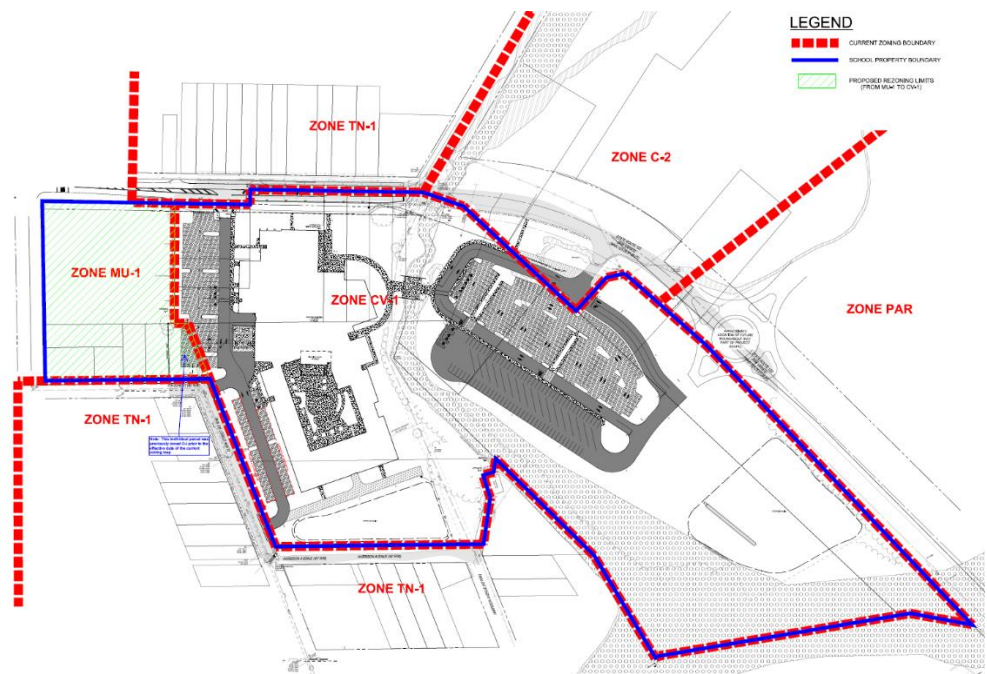
## PC 24-10 Rezoning – Franklin High School

Property Information: Location: E. Sixth Street (Parcels 04-31-178-001, 04-31-178-004, 04-31-178-006, 04-31-178-007, 04-31-178-012, and 04-31-178-013)

Current Zoning: MU-1 Mixed Use District

Proposed Zoning: CV-1 Civic

Proposed Uses: Open lawn and parking with landscaping and perimeter fencing.



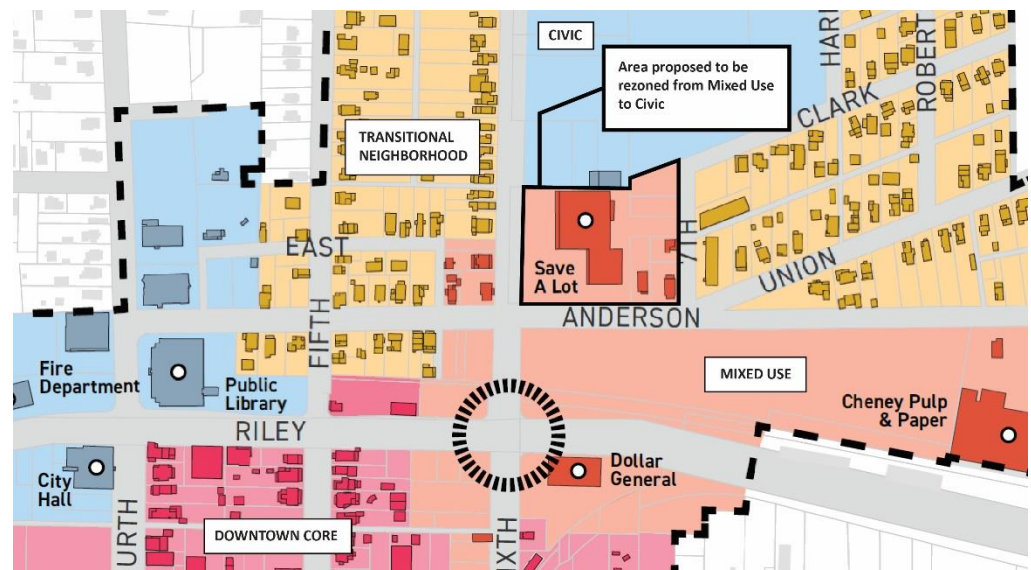
**Project Overview:**

SHP c/o Russell Miller on behalf of the Franklin City School District is requesting that the Planning Commission forward a recommendation of approval for the rezoning of six vacant parcels located along E. Sixth Street, E. Seventh Street, and Anderson Street from MU-1 Mixed Use to CV-1 Civic.

**Comments:**

Downtown Franklin Master Plan:

The properties under this rezoning request are identified in the Downtown Master Plan as Mixed Use, which reflects their current zoning designation (see map). The Downtown Master Plan was adopted in 2023 after two years of research, public engagement, and planning. The Downtown Master Plan reflects a bold and ambitious vision for Downtown Franklin and establishes the framework for how the city can achieve that vision.



*The Planning Area Map from the Downtown Franklin Master Plan*

Throughout the planning process the city engaged with the public in numerous ways. This included a citywide survey (associated with the comprehensive planning effort), attendance at the Citizen Advisory Committee (CAC) meetings, a public open house, and multiple City Council retreats. The feedback overwhelmingly supported the plan’s vision and framework.

In order to implement the plan’s vision, the City drafted new zoning regulations for Downtown Franklin and rezoned the properties within Downtown to align with the planning boundaries within the Master Plan. This effort was also completed in 2023 and included the rezoning of the subject properties from C-2 to Mixed Use. These properties have historically been used for commercial uses (most recently Save-A-Lot), which informed the recommendations of the Master Plan to include these properties in the Mixed Use Planning Area/Zoning District.

Based on these factors, the proposed rezoning is not consistent with the recommendations and vision set forth in the Downtown Master Plan.

Zoning Amendment Standards for Approval:

The Planning Commission and the City Council shall consider the following criteria in approving all zoning amendments:

1. The proposed zoning district classification and use of the land will not materially endanger the public health or safety; and  
**The proposed zoning district classification and use of the land will not materially endanger the public health or safety.**
2. The proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region; and  
**The proposed zoning district classification and use of the land is not reasonably necessary for the public health or general welfare. Franklin High School will be able to continue to operate successfully without rezoning the parcels.**
3. The proposed zoning district classification and use of the land will not substantially injure the value of the abutting property; and  
**The proposed zoning district classification and use of the land may impact the value of abutting properties. By taking these parcels out of the Mixed Use District, there is less land available for development at the southeast corner of Sixth Street and Riley Boulevard. The Downtown Master Plan envisioned the former Box Board property and the subject properties as a cohesive mixed use development complete with residential, commercial, office, and service uses. Reducing the amount of land that is zoned Mixed Use will limit the redevelopment potential of this area.**
4. The proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located; and  
**The proposed zoning district classification and use of the land are consistent with the school property to the east. The proposed zoning is not consistent with the intended development of the properties to the north and west as those are zoned Mixed Use. This area is envisioned as a high-intensity gateway for downtown with a variety of uses that provide residential opportunities along with commercial, entertainment, and service uses. Expanding the footprint of the Civic zoning district limits the opportunity for mixed use development in this area.**
5. The proposed zoning district classification and use of the land will generally conform with the Comprehensive Land Development Plan

and other official plans of the City, unless actual development within the area or changes in the conditions of the area makes conforming to the Comprehensive Development Plan impractical; and  
**The proposed zoning district classification and use of the land is counter to the recommendations of the Downtown Franklin Master Plan which included the parcels in the Mixed Use Planning Area and were included in the MU-1 “Mixed Use District” as a result of the Plan. Since March 8, 2023 when these parcels were rezoned to MU-1, there has not been actual development in the area or changes in the conditions of the area that would make conforming to the Downtown Franklin Master Plan impractical.**

6. The proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and  
**The proposed zoning district classification and use of the land area are appropriately located in this regard.**
7. The proposed zoning district classification and use of the land will not cause undo traffic congestion or create a traffic hazard.  
**The classification and use will not cause traffic congestion or hazards.**

**Recommendation:** Staff recommends that Planning Commission forward a recommendation of denial for the proposed rezoning to the City Council.

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