



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

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Plan Commission Staff Report

To: Plan Commission Members
From: Joanna Tennell, Planning Director
Date: April 9, 2025
Re: **Case PC-25-8 (PP): Redwood Apartments at Franklin**

REQUEST:

Case PC-25-8 (PP)...Redwood Apartments at Franklin. A request by Redwood USA for approval of a primary plat for a one (1) lot multi-family subdivision. The property is currently zoned RM (Residential: Multi-Family). The subject property is located on 31.5 acres at the northeast corner of Hurricane Road and Upper Shelbyville Road.

ZONING:

Surrounding Zoning

North: I-1, Light Industrial (Unincorporated JoCo)
South: RM: Residential, Multi-family
IN: Institutional
RSN: Residential Suburban Neighborhood
East: I-1, Light Industrial (Unincorporated JoCo)
West: I-1, Light Industrial (Unincorporated JoCo)
IG: Industrial, General
IBD: Industrial, Business Development

Surrounding Land Use:

North: O.C. Repair & Fabrication
South: Founders Pointe Apartments
Needham Elementary
Faith Deliverance Church
East: Agriculture & Homesteads @ Hillview
West: Greenwood Moving & Storage
Grayson Thermal Systems
Specialty Storage Solutions

CURRENT 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. The proposal is for a one (1) lot multi-family subdivision for the construction of a 156 unit single-story apartment community, with between 4 and 8 units in each building.
2. The Technical Review Committee reviewed the petition at their March 20, 2025 meeting. Revised plans were received March 31, 2025 and all review comments have been addressed.
3. Each dwelling unit would be at least 1,200 sq. ft., 2 bedroom, 2 bathroom, and 2 car garage. The exterior of the structures will include stone veneer accent areas, high quality vinyl siding (horizontal

lap siding & molded siding to replicate wood shakes) and carriage style lighting fixtures on both sides of the garage, as well as carriage style garage doors. There will be variations in siding color between buildings.

4. On February 21, 2023, the Franklin Plan Commission forwarded to the City Council a favorable recommendation (9-0), with written commitments, for rezoning petition PC-23-1 from Redwood USA, LLC, to rezone the subject property, from IBD & IG, to RM: Residential Multi-family.
5. On April 3, 2023, the City of Franklin Common Council adopted Ordinance Number 2023-02, rezoning the subject property to RM: Residential, Multi-family, with written commitments, 1-11.
6. PC-23-19 (SPR) Site Development Plan review submittal for the subject project was reviewed by the Technical Review Committee and revisions submitted; a full review of the resubmittal is pending.
7. The Board of Zoning Appeals conditionally approved the development standards variance request (ZB-24-2 V) related to reducing the buffer yard setback to 0 feet, while still providing the required buffer yard plantings.
8. 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 (PRIMARY PLAT):

In taking action on primary plat requests of a major subdivision, the Plan Commission shall use the decision criteria outlined in Article 4.2(F)(2) of the City of Franklin Subdivision Control Ordinance.

1. **Subdivision Control Ordinance Requirements:** The consistency of the proposed primary plat with the requirements of the Subdivision Control Ordinance;
2. **Zoning Ordinance Requirements:** The consistency of the proposed primary plat with the standards of the zoning district in which it is located; and
3. **Other Requirements:** The consistency of the proposed primary plat with any other applicable standards.

The Plan Commission may 1) approve, 2) approve with conditions, 3) deny, or 4) continue the petition to the next regularly scheduled Plan Commission meeting. In order to make a motion to deny, the petition must not meet the specific requirements of the Subdivision Control Ordinance or Zoning Ordinance.

Following approval of the primary plat, the petitioner shall submit Secondary Plat & Construction Plans for review and approval as outlined in the Subdivision Control Ordinance.

STAFF RECOMMENDATION:

Staff recommends *approval of the primary plat.*