

Docket Item #8

CD-CPC-2026-00054

Franklin Mitsubishi Rezoning

June 3, 2026

City Plan Commission



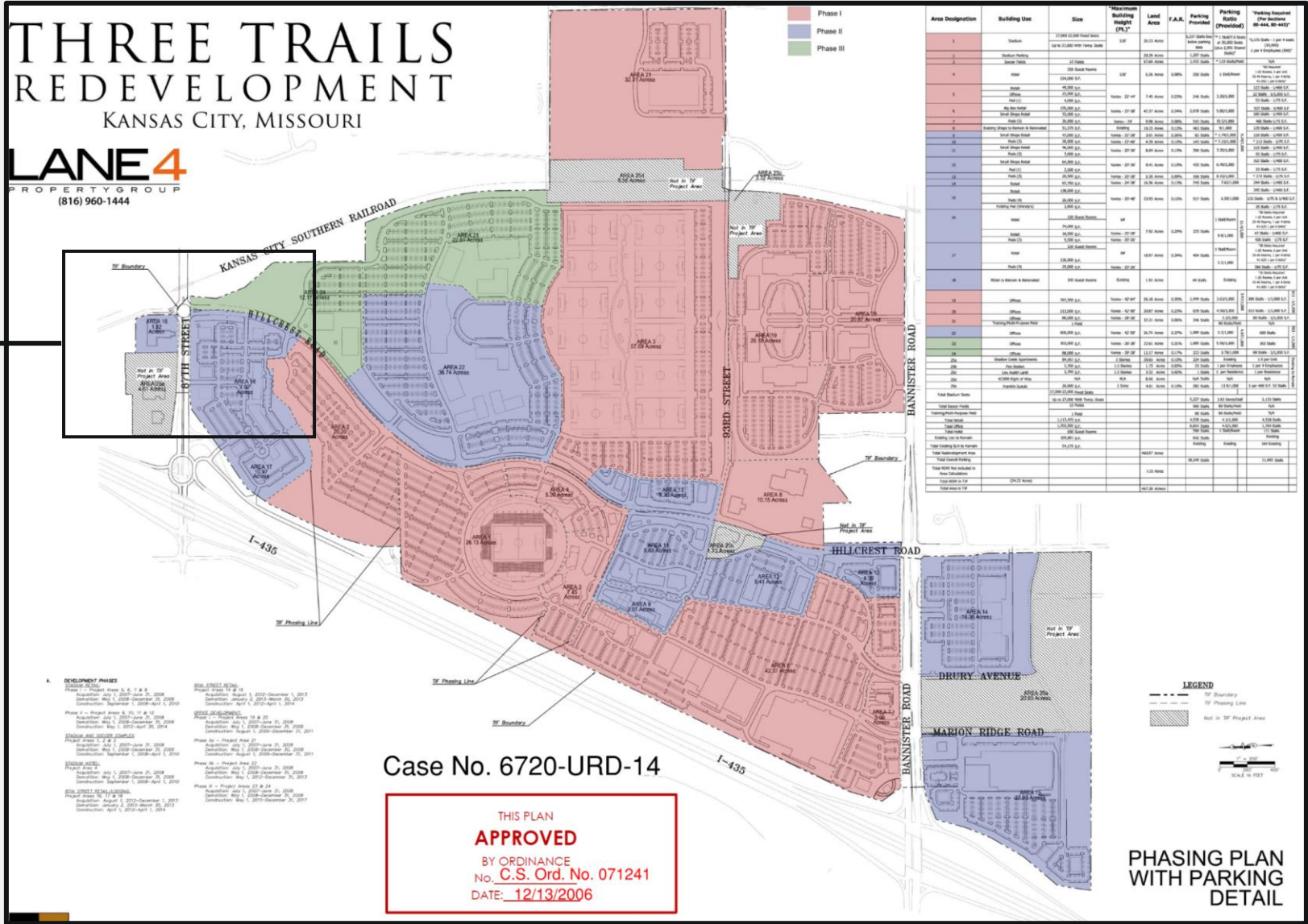
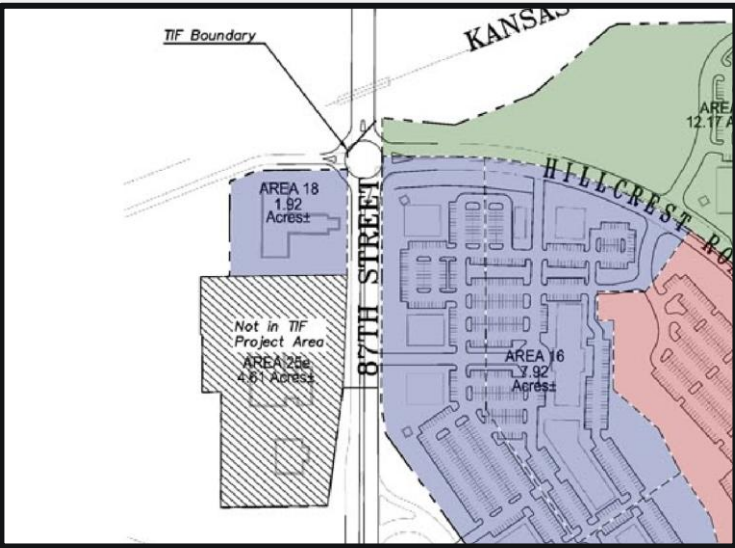
- Rezoning three parcels out of the current **UR** zoning district to a **B3-2** zoning.
- No Area Plan Amendment.



Case/Site History

- **Case No. 7246-P-8** – approval of a final plan in District C-3a1-P (intermediate business, limited district), to allow auto sales in an existing 6,500sqft building and to replace an existing sign. Approved November 7, 2006.
- **Case No. 6720-URD-14, Ord. No. 071241** – rezoning of a 467.28 acre area to URD. Approved December 13, 2006.

Case/Site History



- Currently the UR zoning only allows for the site to be a Dealership, Vehicle Sales use.
- The property owner intends to move the current Mitsubishi Dealership and sell the lots. By rezoning out of the UR the property to B3-2 the zoning allows a wider variety of uses.
- The Future Land Use designation by the Blue Ridge Area Plan calls for Commercial future land use.
- B3-2 requires a special use permit for any other vehicular sales use.
- While allowing more flexibility with allowed uses on the site, B3 zoning does restrict the following uses:
 - Vehicle storage/towing
 - Self-Storage Warehousing
 - Indoor/Outdoor Warehousing, Wholesaling, Storage, and Freight Movement





View of Franklin Mitsubishi from E 87th St.



View looking South from E 87th St.



View looking East from E 87th St. at the QuikTrip directly east of the subject site.

Review Criteria

88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff Recommendation

Case # CD-CPC-2026-00054

Approval