



Legislation Details (With Text)

File #: 18-0051 **Version:** 1 **Name:** RES 2018-03 DEV PLAN 3206 Boyd Mill
Type: Resolution **Status:** Passed
File created: 1/5/2018 **In control:** Board of Mayor & Aldermen
On agenda: 4/10/2018 **Final action:** 4/10/2018
Title: PUBLIC HEARING: Consideration Of Resolution 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue." (01-25-18 FMPC 9-0, 02/13/18 WS; 3/13/18 BOMA Public Hearing and Reading Deferred to 4/10/18 BOMA)
Sponsors: Ald. Ann Petersen, Emily Hunter, Brad Baumgartner
Indexes:
Code sections:
Attachments: 1. Res 2018-03 Wards MillPUD Subd, Dev Plan Map, 2. 2018-03 RES_Wards Mill PUD Subd_with Map.Law Approved, 3. Wards Mill DP Conditions of Approval_01, 4. Wards Mill PUD Dev Plan Resubmttal 1.4.2018 Dev Plan Layout, 5. Wards Mill PUD Dev Plan Resubmttal 1.4.2018 Architecture Page

Date	Ver.	Action By	Action	Result
4/10/2018	1	Board of Mayor & Aldermen	approved	Pass
3/13/2018	1	Board of Mayor & Aldermen	referred as a Public Hearing Item	Pass
2/13/2018	1	Work Session	referred as a Public Hearing Item	
1/25/2018	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: January 17, 2018

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Senior Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration Of Resolution 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue." (01-25-18 FMPC 9-0, 02/13/18 WS; 3/13/18 BOMA Public Hearing and Reading Deferred to 4/10/18 BOMA)

Project Information

COF Project Number: 6596

Applicant: Greg Gamble, Gamble Design Collaborative
Owner: George Tomlin

Background/Staff Comments

The applicant is proposing 18 single-family lots off Boyd Mill Avenue. The property is within the Single-Family Residential Design Concept, which supports single-family, detached residential lots. The proposed lot sizes are compatible with surrounding development. The building placement and lot width is consistent with Envision Franklin and the Zoning Ordinance. The applicant is also requesting one Modification of Standards.

Modifications of Standards

Cul-de-sac Longer Than 500'

The applicant is requesting a Modification of Standards from Section 5.10.8 (1) (d) to allow a cul-de-sac length over 500'. The applicant is proposing the linear feet to be 1,425 feet. The applicant will install residential fire sprinkler systems in the homes along the proposed street and proposed stub road to the east. The cul-de-sac length will become compliant with 500' maximum length requirement whenever development of the neighboring property occurs.

Staff recommends approval of the MOS.

Recommendation

Recommend favorably to the Board of Mayor and Aldermen.

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

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website ([<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.