

## Legislation Details (With Text)

**File #:** 17-0348      **Version:** 1      **Name:** RES 2017-18 Dev Plan - Riverbluff Subdivision

**Type:** Resolution      **Status:** Passed

**File created:** 4/17/2017      **In control:** Board of Mayor & Aldermen

**On agenda:** 6/13/2017      **Final action:** 6/13/2017

**Title:** PUBLIC HEARING: Consideration of Resolution 2017-18, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." (04/27/17 FMPC 7-0, 5/9/17 WS)

**Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga, Josh King

**Indexes:**

**Code sections:**

**Attachments:** 1. 2017-18 RES RiverbluffPUDSubdivision\_with Map.pdf, 2. MAP\_RiverbluffPUD.pdf, 3. Riverbluff\_Conditions of Approval\_01.pdf, 4. COF 6382\_12012\_RiverBluff\_PUD Dev Plan\_REV 2\_04\_05\_17.pdf, 5. Elevations.pdf

| Date      | Ver. | Action By                              | Action   | Result |
|-----------|------|--|--|--------|
| 6/13/2017 | 1    | Board of Mayor & Aldermen              | approved   | Pass   |
| 5/9/2017  | 1    | Work Session                           | referred as a Public Hearing Item                  |        |
| 4/27/2017 | 1    | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and | Pass   |

**DATE:** April 19,2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

**Subject**

PUBLIC HEARING: Consideration of Resolution 2017-18, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." (04/27/17 FMPC 7-0, 5/9/17 WS)

**Project Information**

**COF Project Number:** 6382

**Applicant:** Jason Goddard, Design Studio

**Owner:** Jim Cross, Riverbluff Investments

**Background/Staff Comments**

The applicant is proposing to remove a 1.72-acre parcel from the Riverbluff PUD Development Plan. The original Development Plan was approved in 2013. The existing zoning of this development is Residential - 2 (R-

2), and the remainder of the subdivision still meets the criteria set forth under this zoning. The removal of the 1.72 acre parcel from the development has no determinantal impacts to the development.

Envision Franklin calls for a single family design concept in this area. This revised development plan complies with the spirit and intent of the site design and form guidelines.

**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. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<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.