



Legislation Details (With Text)

File #: 17-0695 **Version:** 1 **Name:**

Type: Resolution **Status:** Passed

File created: 7/31/2017 **In control:** Board of Mayor & Aldermen

On agenda: 11/14/2017 **Final action:** 11/14/2017

Title: PUBLIC HEARING: Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road." (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS; 10/10/17 WS)

Sponsors: Ald. Ann Petersen, Brad Baumgartner

Indexes:

Code sections:

Attachments: 1. Res 2017-61 Jordan Rd PUD Subd, Dev Plan Map, 2. 2017-61 RES Jordan Road PUD Subd_with Map.Law Approved, 3. Jordan Road DP Conditions of Approval_01, 4. ELEVATIONS_JordanRoad, 5. LAYOUT_JordanRoad, 6. Jordan Road PUD Development Plan 8.3.2017

Date	Ver.	Action By	Action	Result
11/14/2017	1	Board of Mayor & Aldermen	approved	Pass
10/10/2017	1	Work Session	referred as a Public Hearing Item	
9/12/2017	1	Work Session	deferred	
8/24/2017	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

DATE: August 16, 2017

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 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road." (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS; 10/10/17 WS)

Project Information

COF Project Number: 6495

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Steven Collier

Background/Staff Comments

The applicant is proposing ten (10) single-family lots off Jordan Road. This 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. In general, the building placement and lot width is consistent with Envision Franklin. 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 784 feet. To mitigate the impact of the longer dead-end street length, the applicant will install residential fire sprinkler systems in the homes along the proposed street.

Staff recommends approval.

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.