



## Legislation Details (With Text)

**File #:** 18-0808      **Version:** 1      **Name:** RES2018-64 Carothers Chase PUD  
**Type:** Resolution      **Status:** Failed  
**File created:** 7/30/2018      **In control:** Board of Mayor & Aldermen  
**On agenda:** 4/9/2019      **Final action:**  
**Title:** PUBLIC HEARING: Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS)  
**Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga, Christopher Andrews

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP - 6772 - 6773 - Carothers Chase PUD Development Plan, 2. RES 2018-64 - Carothers Chase PUD Development Plan\_with Map and Survey.Law Approved 2, 3. 6773-COA-Carothers Chase (4338 and 4340 S Carothers) PUD Subdivision Development Plan, 4. Carothers Chase - Survey, 5. Public Notice Affidavit (10-30-18), 6. Alicia Claxton - Falcon Creek Resident - Letter, 7. Carothers Chase Letter, 8. Resident Letter - JoAnn Verbanic and Joseph Patrick, 9. Resident Letter - Orlowski - Opposed, 10. Resident Letter - Gomoljak, 11. Resident Letter - Cobb, 12. Carothers Chase - Development Plan - Typical Elevations - FMPC, 13. Carothers Chase - Development Plan (3-29-19), 14. 18-0808 email from Dennis Smith.pdf

Date	Ver.	Action By	Action	Result
4/9/2019	1	Board of Mayor & Aldermen	approved	Fail
3/12/2019	1	Work Session	referred as a Consent Item	
2/28/2019	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass
2/12/2019	1	Board of Mayor & Aldermen	referred	Pass
1/8/2019	1	Board of Mayor & Aldermen	referred	Pass
11/27/2018	1	Work Session	referred as a Public Hearing Item	
11/15/2018	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass
10/25/2018	1	Franklin Municipal Planning Commission	referred	Pass

**DATE:** February 20, 2019

**TO:** Franklin Municipal Planning Commission

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

### **Subject**

PUBLIC HEARING: Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS)

### **Project Information**

**COF Project Number: 6773**

**Applicant: Michael Dewey, Dewey Engineering**

**Owner: Harry Glass**

### **Background/Staff Comments**

**\*This item was previously presented before the Franklin Municipal Planning Commission on November 15, 2018, with a 7-0 recommendation for approval. It was presented to the Board of Mayor and Aldermen on January 8, 2019 and deferred until February 12, 2019. The item was referred back for FMPC reconsideration to allow for proper public notification.\***

The applicant is requesting the approval of a development plan for the Carothers Chase PUD Subdivision. The proposed subdivision is 22.07 acres, and is planned to contain 45 single family lots and four open space lots. The Carothers Chase PUD Subdivision is within the Single Family Residential design concept designated in Envision Franklin. The lot sizes are comparable to the adjacent city subdivision and meet the guidelines in Envision Franklin.

In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, staff has requested that the applicant provide connections to adjoining lands. To the west, the applicant has provided both right of way and pavement connections to the existing Falcon Creek subdivision as an extension of Meandering Way. This extension and connection is consistent with the standards found in Section 5.10.4.2 (a), *External Street Connectivity*, of the City of Franklin Zoning Ordinance.

In early 2018 Williamson County approved the abandonment of five feet of right of way from Biltmore Court adjacent to the proposed Carothers Chase PUD Subdivision eastern boundary. The applicant has not proposed providing pavement all the way to the property line, but has provided right of way dedication for any future extension of Meandering Way into the Cross Creek subdivision. Should a connection to Biltmore Court be provided in the future, the City of Franklin would provide additional pavement.

The established connectivity standards provide additional pedestrian and vehicular connections between developments, and ensure safe access to and from streets for emergency vehicles. Without additional connectivity, trips within the connected subdivisions would contribute to increased vehicular trips on South Carothers Road. Additionally, should a connection to Meandering Way not be required, it would be anticipated that the applicant would need to provide a cul-de-sac, potentially altering the existing lot layout and creating a condition where the subdivision acts as one large cul-de-sac. In considering public safety codes, the addition of fire suppression sprinklers in each home may be required, and/or the reduction of lots within the subdivision.

As a result of discussion at the January 2019 Board of Mayor and Aldermen meeting the applicant has made

modifications to add evergreen screening and modify the alignment of the walking trail within the subdivision's open space. The modified landscape plan and trail layout is depicted within the submitted plans.

**Recommendation**

**Recommend approval, with conditions 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.