



## Legislation Details (With Text)

**File #:** 19-1147      **Version:** 1      **Name:**

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

**File created:** 10/23/2019      **In control:** Board of Mayor & Aldermen

**On agenda:** 2/11/2020      **Final action:** 2/11/2020

**Title:** PUBLIC HEARING: Consideration Of Resolution 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway. (FMPC 12/12/19, 8-0; WS 1/14/20)

**Sponsors:** Emily Hunter

**Indexes:**

**Code sections:**

**Attachments:** 1. RES 2019-114 Carothers Stacked Flats\_with Exhibits.Law Approved 2, 2. MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO PD, 3. RES2019-114 Carothers Stacked Flats Resubmittal, 4. Carothers Stacked Flats Conditions of Approval\_01, 5. Carothers Stacked Flats Conceptual Elevations, 6. citizen letter in opposition carothers stacked flats, 7. Citizen Comments on 3513 Carothers Parkway Proposal

Date	Ver.	Action By	Action	Result
2/11/2020	1	Board of Mayor & Aldermen	approved	Pass
1/14/2020	1	Work Session	referred as a Public Hearing Item	
12/12/2019	1	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and	Pass

**DATE:** December 4, 2019

**TO:** Franklin Municipal Planning Commission

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

### Subject

PUBLIC HEARING: Consideration Of Resolution 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway. (FMPC 12/12/19, 8-0; WS 1/14/20)

### Project Information

**COF Project Number:** 7102

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Poora Properties

### **Background/Staff Comments**

The applicant is requesting the approval of a development plan for Carothers Stacked Flats PUD Subdivision. Envision Franklin places this property in the Mixed Residential Design Concept.

*Mixed Residential Design Concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses...(N)ew development should transition from existing development patterns in adjacent neighborhoods.*

The proposed development plan is 1.95 acres and proposing 7 dwelling units between two structures. Both structures have the appearance of single-family homes from the exterior. The housing types proposed are big houses, which are appropriate based on Envision Franklin.

### **Project Considerations**

*Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.*

Elevations are not approved at the Development Plan stage, but conceptual elevations submitted for the proposed lots have given special consideration to ensure transitioning between the duplex and single-family homes surrounding the property is appropriate.

### **Recommendation**

**Recommend approval 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.