



## Legislation Text

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**File #:** 14-727, **Version:** 1

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**DATE:** 12/12/2014

**TO:** Franklin Municipal Planning Commission

**FROM:** Andrew Orr, Principal Planner  
Catherine Powers, Director of Planning and Sustainability

### Subject

Consideration of Ordinance 2014-45, To Be Entitled "An Ordinance to Zone 11.88 Acres Specific Development - Residential District (SD-R 1.6) for Three Properties Located South of Murfreesboro Road and West of Ridgeway Drive, Located at 1100 Ridgeway Drive (October Park PUD Subdivision)." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

### Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a zoning request for October Park PUD Subdivision located at 1100 Ridgeway Drive.

### Project Information

**COF Project Number:** 4685

**Applicant:** Steve Bethel, Vertex Development & Greg Gamble, Gamble Design Collaborative

**Owner:** R. Glenn Adams

### Background/Staff Comments

The applicant proposes detached residential which is consistent with the adjacent land uses and the Land Use Plan. The proposed density is higher than the adjacent neighborhoods which has been a documented concern by staff. Because of the ingress/egress to the proposed site, the layout will not meet the connectivity index nor integrate seamlessly into the existing development. Therefore, the applicant is including an incompatible lot size buffer to help with the integration of this PUD. The project does not pose a significant increase in traffic but will slightly exacerbate the difficulty to turn left out of Ridgeway Drive onto Murfreesboro Road, which was a concern brought up by some of the neighbors at the neighborhood meeting. Drainage has also been a site issue the applicant and staff have been working through.

The Land Use Plan for this area states the following:

The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of approximately 10,614 acres. The north and east boundaries of Seward Hall are the limits of the UGB. The southern boundary is the Harpeth River. The major regional commerce center in the McEwen

Character Area lies immediately to the west.

The character of this area is a combination of Rural and Suburban. Roughly 46% of the land in this area is either vacant or being used agriculturally. The developed portions of the area are almost exclusively Detached Residential development, comprising 33% of the land area. The remaining 11% of the land is open space, institutional uses or utilities.

### **Vision**

The Seward Hall Character Area will be comprised of seven special areas, where residential uses should be predominant. Three of the special areas are identified for smaller scale commercial uses, and are still appropriate areas for residential uses. The entire area should retain a Suburban and Rural character. The preservation of natural features in the area is critical in order to retain its current character.

### ***Special Area 3***

#### *Character*

1. This area is largely built out and typically includes detached residential uses on larger lots. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future.
2. The protection of environmental features is important to this area's unique community character and should be protected. Of particular importance in this area is the floodplain.
3. Historic preservation helps to maintain a connection to a community's history, and it helps to maintain community identity in times of high growth. This special area is home to Cedarmon, constructed between 1816 and 1823 and placed on the National Register of Historic Places in 1984. Cedarmon is received its name from the row of cedars which lined the driveway to the house. This residence is located at 2030 Cedarmon Drive near what is now the Cedarmon Subdivision.

#### *Land Use*

1. Existing uses are predominately detached residential. New development shall be consistent with these predominate uses.
2. There are currently limited Civic and Institutional uses sprinkled throughout this special area. Additional Civic and Institutional uses are appropriate so long as the site design and traffic implications are adequately addressed.
3. Because of there is the potential for Activity Centers within Seward Hall Character Area, additional commercial, office or retail uses are not supported.
4. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

#### *Development Form*

1. This area should follow standards for the Conventional/Suburban Design Concept. There are also many areas that are environmentally sensitive which have been assigned the Conservation Design Concept.
2. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing development. Lot sizes shall transition to address existing development patterns. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided.

**Recommendation**

Staff recommends **a favorable recommendation to BOMA.**

**PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Rezoning shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.