



Legislation Text

File #: 14-737, **Version:** 1

DATE: 12/18/2014 (REVISED)

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Ordinance 2014-47, To Be Entitled "An Ordinance to Rezone +/- 195.5 Acres from Specific Development - Residential District (SD-R 1.72) to Specific Development - Residential District (SD-R 1.91) for the Property Located at 4133 South Carothers Road (Waters Edge PUD Subdivision) by the City of Franklin, Tennessee." (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 rezoning request for Water's Edge PUD Subdivision located off Carothers Parkway.

Project Information

COF Project Number: 4726
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Real Estate Solutions Group, LLC

Background/Staff Comments

This project was originally approved in 2013 for 336 homes on 195.5 acres. The applicant is proposing to build an additional 37 homes, raising the total to 373 residential units. The additional homes will be peppered into the development. The applicant proposed to decrease the existing lot sizes to accommodate 37 additional lots, except for Section 1, which has already been approved.

The overall gross density increase is marginal 1.72 to 1.91. There are other developments in the new Carothers Parkway Corridor that have higher approved gross densities:

Ladd Park: 2 units/acre
Echelon: 2.9 units/acre
Lockwood Glen: 2.82 units/acre
Simmons Ridge: 4.6 units/acre

Simmons Ridge and Lockwood Glen have higher gross densities but they also have significantly more attached

housing and multi-family units proposed.

However, approximately half of the Water's Edge site is floodplain and undevelopable. Once the informal open space is removed (floodplain and floodway), the net density (buildable area) is about 3.73 units/acre and the proposed increase brings it up to approximately 4.1 units/acre. With the majority of the open space on the perimeter of the development, planning staff believes the overall density is acceptable, but the intensity of the development is somewhat out of character with the area.

Land Use Plan Excerpt:

The McEwen Character Area encompasses 6,680 acres and four major interchanges with I-65, Cool Springs Boulevard, McEwen, Murfreesboro Road, and part of a fourth interchange at Moores Lane. It is bound on the north by the UGB, to the west by the Berrys Chapel and Central Franklin Character Areas, to the south by the Harpeth River, and to the east by the Seward Hall Character Area. This Character Area is the principal regional commercial area in the UGB and includes 3,713 acres. Attached Residential dwellings are present in the area and several hundred units have been approved in recent months. This area is clearly the major economic engine for the City. Carothers Parkway area is the backbone of a major employment corridor and this roadway is enhanced by landscaped medians and landscaped parking lots. The McEwen Character Area has undergone significant changes since this section of the Land Use Plan was last updated.

The proposed development is located in the McEwen Character Area, Special Area 6, which historically has consisted of agricultural uses and low density single family residential. Significant changes are being planned and funded for this special area, including roadway improvements to Carothers Parkway and large scale residential developments. Since the area contains significant floodplain area, care should be taken to protect and preserve environmental features in this area.

Project Considerations

With the majority of the open space on the perimeter of the development, planning staff believes the newly proposed intensity of the development is not desirable. However, the gross density is consistent with other adjacent developments and the applicant is meeting City standards.

Recommendation

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

See attached pages for a list of staff recommended conditions.

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.