



## Legislation Text

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**File #:** 15-0827, **Version:** 1

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**DATE:** 9/16/2015

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Senior Planner  
Bob Martin, Interim Director of Planning and Sustainability

**Subject**

Consideration of Ordinance 2015-50, to be Entitled, "An Ordinance to Rezone 7.43 Acres from Estate Residential (ER) District to Residential 3 (R-3) District for the Properties Located at 1034 and 1040 Carlisle Lane." (9/24/15 FMPC motion to recommend **disapproval** 7-1) (10/13/2015 WS; 1<sup>st</sup> Reading 6-2 on 11/10/15; 01/12/16 BOMA 4-3) THIRD AND FINAL READING

**Project Information**

**COF Project Number:** 5915

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

**Owner:** Joe Melz, Melz Commercial Properties

**Background/Staff Comments**

The subject properties are single-family residential units. A portion of the properties is within the Hillside Protection Buffer Overlay District. However, the character of these lots had been modified such that very little of the natural hillside character remains in the current state of the lots.

The vision for the West Harpeth character area, as stated by the Franklin Land Use Plan, will be an exemplary model for the way in which new development can be accommodated while preserving open space, sensitive environmental features, and historic farmsteads. It will be an area of high quality guided by design standards and mixed-use developments. The proposed development is within Special Area 2. Land Use Plan states:

1. 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. 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.
2. Neighborhood Retail is appropriate at the southeast quadrant of Horton Lane and Willow Springs Boulevard, but only in conjunction with other uses.
3. Although Design Concepts other than TND are appropriate, nonresidential uses should have buildings that front the street, with parking to the side or rear of the structures, and shall be incorporated in a location that promotes pedestrian access.

The proposed subdivision meets the intent of the Land Use Plan. The proposed Cardel Village PUD Subdivision borders Carlisle and Cornerstone Subdivisions to the South, Founders Pointe Subdivision to the East, and Blossom Park and Richland Close Subdivisions to the North. The density of Cardel Village will be compatible with each of these subdivisions. The property to the immediate north contains one single-family dwelling unit. The applicant and the City staff have worked with the homeowners to ensure that this proposed development is designed to be compatible with the property to the North. There are two historic, large-lot, single-family residences to the west, across Carlisle Lane. Both have different character than the subdivisions on the east side of Carlisle Lane.

The alignment and rural cross section of Carlisle Lane are in need of costly upgrades. Since it is not an arterial roadway, the Road Impact Fees cannot be used for improving this street. Funding for the improvements will need to be identified and scheduled in conjunction with the City's Capital Investment Program. If the Planning Commission recommends approval of Ordinance 2015-50, then it is recommended that conditions be placed on any future plan for this site that address the need for improvements to Carlisle Lane.

#### **Recommendation**

**Disapproval of Ordinance 2015-50 until construction of safety improvements to Carlisle Lane have begun.**

#### **PROCEDURAL REQUIREMENTS:**

1. Fifteen half-size copies of the rezoning request shall be submitted to the Planning and Sustainability Department by 9 A.M. 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.