



Legislation Text

File #: 16-0530, **Version:** 1

DATE: 6/15/2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration of Resolution 2016-30, "A Resolution to Approving a Development Plan for Rizer Point PUD Subdivision, for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016. (07/28/16 FMPC recommended for disapproval 7-1)

Project Information

COF Project Number: 6145
Applicant: Greg Gamble, Gamble Design Group
Owner: Jack Luddington, Goodall Homes Inc.

Background/Staff Comments

The applicant is proposing a 20-unit subdivision of single-family dwelling units and extending Wedgewood Drive to connect into Viola Lane. Wedgewood Drive serves the Wedgewood Place and Rogersshire subdivisions. Viola Lane serves the Rizer Point Subdivision. All twenty building lots will be clustered in the south east corner of the lot adjacent to Wedgewood Place, Rebel Meadows, and Rizer Point Subdivisions.

The Franklin Land Use Plan delineates two character area zoning overlays for this tract of land. The proposed subdivision is in West Harpeth Character Area Overlay, special areas two and three. Special Area two calls for high-quality design with buildings that front the street. Special area three contains the floodplain portion of the lot and complies with the environmentally sensitive portion of the character area.

Floodplain alterations will require approval by FEMA and the City of Franklin Floodplain Administrator. The Flood Fringe Overlay zoning district will need to be revised by the Board of Zoning Appeals once a Letter of Map Revision is approved. This process must be complete before building permits will be approved.

Connectivity to Rebel Meadows Subdivision is proposed as pedestrian and emergency access only. This is to provide a redundant connection between three subdivisions in the event of an emergency. The pedestrian connectivity will also connect these subdivisions to the City of Franklin Greenway trail, once it is constructed.

Recommendation

Approval of Resolution 2016-30 is recommended to the Board of Mayor and Aldermen, with conditions.

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.