



Legislation Text

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DATE: 8/17/2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration of Resolution 2016-50 To Be Entitled: "A Resolution Approving A Development Plan For Ironhorse PUD Subdivision With 1 Modification of Development Standards (Exceed Building Height Of 2 Stories), For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane." (08/25/16 FMPC recommended for Disapproval 6-1; 9/16/16 WS; Deferred for Public Hearing on November 22, 2016 6-2).

Project Information

COF Project Number: 6194
Applicant: Greg Gamble, Gamble Design Group
Owner: Cal Turner Jr. Ironhorse Park LLC.

Background/Staff Comments

The applicant is proposing 270 units of attached residential dwelling units in twelve (12) structures located on 19.99 acres. The lot in question is at the northeast corner of the intersection of Franklin Road and Mack Hatcher Parkway. Vehicular access will be provided via Legends Club Lane only. An emergency access with limited movements (right in, right out) will be provided between Legends Club Lane and the Mack Hatcher intersection, immediately south of the northern property line shared with the First Presbyterian Church of Franklin.

The 2004 Franklin Land Use Plan established this lot into character area zoning district Berry's Chapel Special Area 7 and required a special study be conducted on this key intersection. A small area study for the Franklin Road area was completed in 2006. Items particularly of note are:

Character

1. Franklin Road in this area is considered to be the last rural gateway into Central Franklin. This area is unique and has tremendous scenic value to the community. As such, it will remain a prominent and important gateway and corridor into Central Franklin.
3. Substantial areas of open space exist. Future land uses will be carefully developed to respect the rural character of the area.

Land Use

1. Established land uses include homesteads, farmsteads and large estate single family residential uses. Future development will be limited and may include clustered residential and institutional uses that maintain substantial areas of open space and preserve rural viewsheds.
2. Clustered development and open space conservation of surrounding areas shall be encouraged (FRSAP).

Development Form

1. The area should follow standards for the Rural Design Concept, unless the clustering option is employed. In the use of clustering, the traditional standards would be appropriate for the developed portion of the project.
2. Recommendations originally identified in the Franklin Road Small Area Plan, included herein, shall be applied to the area.
3. Building scale should be limited to 1-2 stories. *In certain circumstances, buildings may be at a height up to 3 stories pursuant to a PUD. (amended 6/23/2016)*
5. Appropriate scale and architecture (FRSAP)
 - a. Attached Residential may be appropriate if it has the massing and scale of Detached Residential, such as the "Big House" or "Farmstead Compound" concept, which would have multiple town house or flat units but resembles detached residential.
 - b. Architectural sensitivity for new development shall be held in the utmost regard. The style and architecture shall draw from the surrounding area and historically significant buildings. Some of the historic dwellings in the area were built in the early 19th century and possess Federal and/or Greek Revival architecture.

Connectivity

1. *Legends Club Lane shall be the primary vehicular access on Franklin Road for future development in the northeast quadrant of the intersection. Emergency access to Franklin Road may be considered subject to City Engineer and TDOT approval. If the North West quadrant develops, then access shall be coordinated to create a four-way intersection with signalization, subject to TDOT approval. (Amended 6/23/2016)*
5. The rural, scenic character of Franklin Road and Mack Hatcher Memorial Parkway shall be retained and enhanced. Streetscape improvements to Franklin Road shall be rural in nature, including informal, natural landscaping and traditional rural elements (FRSAP).
6. Corridor setbacks shall be a minimum of 150 feet. There shall not be parallel drives within the setback. A viewshed study shall be submitted by the applicant with any request to modify the minimum 150 feet. The purpose of this shall be to achieve optimal placement of clustered development in each quadrant to preserve the scenic viewshed and important natural features (FRSAP).
7. Orientation of structures shall address the streets with no rear yards between the structures and

Mack Hatcher Memorial Parkway and Franklin Road. There shall be an emphasis on viewing open space from Franklin Road and Mack Hatcher Memorial Parkway, as opposed to structures (FRSAP).

10. Trail interconnectivity should be promoted in the plan area using current and future planned trails, together with trails along the Harpeth River (FRSAP).

The Franklin Zoning Ordinance established a corresponding Character Area Zoning Overlay Berry's Chapel Special Area-7. It establishes the following standards:

- (i) The requirements for Central Franklin Character Overlay Special Area Five (CFCO-5) shall also apply within this special area.
 - BCCO-5 (i)- Development shall be restricted to attached and detached residential.
 - BCCO-5 (ii)- New development shall reflect the use, lot area, setbacks, and scale of surrounding development within this area.
- (ii) At the option of the applicant, development may comply with Subsection 5.3.8, Conservation Subdivision.
- (iii) Development shall be restricted to attached and detached residential, with limited civic and institutional uses appropriate in places other than Hamlets if designed in keeping with the character of the character of the area. Commercial uses shall not be considered.
- (iv) Building scale shall be limited to 1-2 stories with the exception of Civic and Institutional buildings, which are subject to the PUD review process during which an alternative maximum height may be established.
- (v) Attached residential is appropriate if it has the massing and scale of detached residential.
- (i) There shall be a restriction on over-lot grading techniques that dramatically alter site vegetation and topography. Development shall use the natural, existing topography.

As the Land Use Plan states, attached residential may be appropriate on this site if it has the massing and scale of detached residential uses, through use of the Big House or Farmstead Compound design approach. The height, scale, and massing proposed on some buildings exceed that of a detached residential dwelling, but the character of the development proposed is consistent with the intent of the Land Use Plan. Appropriate architecture and maintenance of the rural setting are critical to offset the larger massing and scale of some of the buildings. Therefore, staff has placed a condition on the plan requiring further modifications to the proposed elevations during the site plan review to maintain better consistency with a detached residential character. Modifications may be needed to balconies, roof forms, and other elements.

The Land Use Plan requires corridor setbacks of 150 feet to preserve the viewshed and natural features of the area (#6 under Connectivity). However, a viewshed study may be submitted by the applicant to modify the 150 feet. The applicant is proposing parking and a drive parallel to Mack Hatcher within the 150' corridor setback but no permanent structures. Exhibits provided by the applicant, showing the proposed viewsheds into the site from both Franklin Road and Mack Hatcher Parkway, are included. A specific image of the proposed improvements for the critical intersection of Mack Hatcher and Franklin Road is provided as well. The applicant is proposing to keep the existing 'berm' and supplement it with native trees, a landmark structure, and appropriate signage. A formal viewshed analysis will be required in conjunction with the site plan submittal if this development plan is ultimately approved.

Modification of Standards Request

The City of Franklin Land Use plan was amended at the June 23, 2016 meeting to modify Berry's Chapel

Character Overlay - 7 (BCCO-7) by a unanimous vote of the seven members present. The modified language related to building height is as follows:

“Building scale should be limited to 1 - 2 stories. In certain circumstances, buildings may be at a height up to 3 stories pursuant to a PUD.”

The City of Franklin Zoning Ordinance 3.5.4(h)(iv) states:

“Building scale shall be limited to 1-2 stories with the exception of Civic and Institutional buildings, which are subject to the PUD review process during which an alternative maximum height may be established.”

Since the applicant is seeking to construct residential buildings with heights over two stories, a modification of standards is required. Building designs A, B, E, and F are all considered to be three stories tall. Building designs C and D are designed to be two stories. Exhibits with the draft elevations of all six building styles are included. Proposed elevation ‘E’ provides an extent of visibility of the façade closest to Mack Hatcher Parkway beyond the berm. The overall architecture and building layout keep the Big House or Farmstead compound the Land Use Plan calls for. The proposed buildings exceed what would be considered the massing and scale of a detached dwelling, but require the additional height for balance of other critical aspects of the site. This M.O.S. is supported by the language in the COF Zoning Ordinance. Staff recommends approval of this M.O.S.

Recommendation

Approval of Resolution 2016-50 is recommended to the Board of Mayor and Aldermen, with conditions.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<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.