



Legislation Text

File #: 16-0690, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road." (09/22/16 FMPC 9-0; 10/11/16 WS)

Project Information

COF Project Number: 6191

Applicant: Dwight Kiser, Kiser-Vogrin Design

Owner: Charles Dibrell, Franklin Radio Associates, Inc.

Background/Staff Comments

The applicant is proposing 142 units of attached residential dwelling units in one structure located on 5.195 acres. The development is intended to be an age restricted (55+) community as allowed by the Federal Fair Housing Act. The proposed development is for the area currently occupied by the Franklin Radio Station WAKM AM-950. The existing structure and associated tower are to be removed pending the approval of this development plan.

Applicable Sections of the Land Use Plan

Berry's Chapel Special Area 3

Character

1. This area is largely built out and typically includes detached and attached residential uses.

Land Use

1. Existing uses are predominantly detached and attached residential. New development shall be consistent with these uses.
2. 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.

Connectivity

1. The Major Thoroughfare Plan identifies roadway improvements to widen Mallory Station Road between Franklin Road and Seaboard Lane and realign the intersection of South Berrys Chapel Road and Franklin Road to intersect with Mallory Station Road. In addition, the plan identifies the expansion of Franklin Road from 2 to 4 lanes between Mack Hatcher Parkway and Moores Lane in its short range projects.

Open Space

4. A well-integrated network of connected open space and parks shall be encouraged to add public amenities and to preserve the existing qualities of the area.

The proposed development is consistent with the Land Use Plan. The Villages of Morningside is located immediately to the north of this site and is classified as a multi-family age restricted community. The properties to the east are zoned for light industrial purposes. The property to the west is residential in nature. As part of the development plan, the applicant is dedicating 11,720 square feet of land to accommodate future improvements to Mallory Station Road.

The proposed structures on this site have a setback consistent with the developed portions of Mallory Station Road. The main multifamily structure on this site is proposed to be three stories along Mallory Station Road and utilizes transition features in the rear of the building through a building step down and accessory structures (garages) to the one story buildings in the adjacent development. The parking is provided based on the "Elderly Housing" Use Type on Table 5-9: Minimum Off-Street Parking Standards, at a rate of 1.5 spaces for every housing unit.

Recommendation

Approval of Resolution 2016-50 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. If the plan receives BOMA approval, 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.