



Legislation Text

File #: 15-1094, **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 2016-42, To Be Entitled: "A Resolution Approving A Development Plan For Ashcroft Valley PUD Subdivision With 6 Modifications Of Development Standards (Character Area Lot Size, Warren Road Connection, Beacon Hill Drive Street Connection, Internal Street Connection, Cross Creek Drive Street Connection, And Biltmore Court Street Connection, For The Property Located South Of Murfreesboro Road And North Of South Carothers Drive." (09-22-16 FMPC 6-3; 10/11/16 WS, 11/08/16 WS; 11-22-16 BOMA Deferred to 12-13-16)

Project Information

COF Project Number: 6189

Applicant: Greg Gamble, Gamble Design

Owner: Glenn Adams, Rob Adams, James E. Adams Jr, George Durnin, Patti Sue Watkins, Ralph H. Peden Jr

Background/Staff Comments

The Franklin Land Use Plan places this development into two separate character area overlays. McEwen Character Area Overlay-6 (MECO-6) covers the five parcels along South Carothers Road. It states the following:

MECO-6

1. The character of this area is largely established.
2. New development shall reflect the same character as the established area.

The character area overlay boundary was adjusted to include these parcels at the June FMPC meeting.

The parcels along Murfreesboro Road are in the Seward Hall Character Area Overlay-3 (SWCO-3). It states the following:

SWCO-3

Character

1. This area is largely built out and typically includes detached residential uses on larger lots. However, there are significantly sized parcels that are currently vacant or agricultural which may be considered for development in the future.

2. The protection of environmental features is important to this area's unique community character and should be protected. Of particular importance in this area is the floodplain.

Land Use

4. Existing uses are predominately detached residential. New development shall be consistent with these predominate uses.
7. New growth should be encouraged only in areas where adequate public water, sewer and streets are currently available or are planned.

Development Form

8. This area should follow standards for the Conventional/Suburban Design Concept.
9. 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. Lot sizes shall transition to address existing development patterns. 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.

Connectivity

12. New subdivisions should provide street connections in all directions and should be planned to connect with adjacent planned or existing roads. Establishing more local street connections helps disperse traffic thereby reducing the volume on major corridors and easing congestion. Additionally, more local street connections increases accessibility and can reduce vehicle miles traveled and average trip length.

Open Space

16. 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 City of Franklin Zoning Ordinance calls for the follow in these character area overlays:

MECO-6 Standards

New development shall reflect the lot area, setbacks, and scale of existing development.

SWCO-3 Standards

- (ii) New development shall reflect the lot area, setbacks, and scale of surrounding development within this area.
- (iii) New development shall be restricted to detached residential dwellings on lots with a minimum area of one to five acres.
- (vi) Smaller lots shall not be located on the exterior of a new development adjacent to, or across from, larger lots of an existing development.
 - However smaller lots may be allowed if an applicant:
 - Can demonstrate that a sufficient buffer will be provided between the two developments,
 - Or another method of mitigating potential conflicts will be provided.
 - Such alternatives shall require approval during the Development Plan approval process.

This development plan has lot sizes consistent with established subdivisions located inside the current City limits as outlined below. The applicant is proposing both spacing and a buffer between this development and County subdivisions.

Lot sizes along South Carothers Road are consistent with Lockwood Glen PUD Subdivision across the street and with Falcon Creek Subdivision to the west. The applicant is proposing a physical buffer and enhanced landscaping of between 100 and 150 feet including and in addition to the gas line easement that runs between the proposed site and Franklin East Subdivision. This development is proposing to keep the natural buffer between the nearest building lot and the properties along Warren Road. This natural buffer is proposed between 180 and 300 feet.

Through Resolution 2016-41, the City of Franklin has determined there is sufficient utility service available to support the additional homes in this area. A Traffic Impact Analysis was required as part of this proposed development. This analysis has been reviewed and approved by both the City's internal traffic engineer and an outside consultant. Additional roadway improvements are being required to the following locations:

1. The bend of South Carothers Road and proposed local road "E"
2. Ridgeway Drive and Murfreesboro Road
3. Carothers Parkway and S. Carothers Road.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

The subdivisions of Franklin East, Cross Creek, and Valley View Estates (Warren Road) are all located in the county and served by septic waste treatment. Falcon Creek, Cannonwood, and Lockwood Glen PUD Subdivisions are located inside the City and served by City of Franklin waste treatment.

Modifications of Standards

MOS-1 Minimum Lot Size

COF Zoning Ordinance Section 3.5.10(2)(d)(iii) states: "New development shall be restricted to detached residential dwellings on lots with a minimum area of one to five acres." The applicant is proposing development on lots smaller than one acre in size but providing a landscape buffer and physical separation between the existing subdivision lots and the nearest buildable lot in this development.

Staff Recommends Approval of Modification of Standard 1 (MOS-1)

MOS-2 Warren Road Connection

COF Zoning Ordinance Section 5.10.4(2)(b) External Street Connectivity to Warren Road, a Williamson County Road. The opportunity for a potential roadway connection exists between this development and Warren Road. Warren Road is a county road with a total of 18 feet of travel lanes. The terrain between the proposed connection between this development and Warren road is between 10% and 20% grades. In order to bring this connection to City standards significant modifications would be needed to two existing County Residences. Upgrades would also be needed to Warren Road and Arno Road if this connection is made.

Staff Recommends Approval of Modification of Standard 2 (MOS-2)

MOS-3 Beacon Hill Drive Connection

COF Zoning Ordinance Section 5.10.4(2)(a): The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets... in which the adjoining lands are developed and include opportunities for such connections. A street stub-out existing at the property line for the continuation of Beacon Hill Drive, a Williamson County road into a City subdivision street. This connection helps to disperse traffic, thereby reducing the volume on major corridors and easing congestion. Additionally, local street connections increases accessibility and can reduce vehicle miles traveled and average trip length. The applicant is proposing not to make this connection. This modification of standards would grant the applicant permission not to make this connection. The City of Franklin Land Use Plan and Zoning Ordinance support requiring this connection.

Staff Recommends Disapproval of Modification of Standard 3 (MOS-3)

MOS-4 Internal Street Connection

COF Zoning Ordinance Section 5.10.4(1)(b)(i): All development shall achieve a connectivity score of 1.65 or greater. The applicant is proposing to not connect the development from north to south via an internal roadway. The intention was to reduce the traffic impact on the Franklin East and Cross Creek Subdivisions. The proposed connectivity index is 1.43. This modification of standards would grant the applicant permission not to make this connection. The City of Franklin Land Use Plan and Zoning Ordinance support requiring this connection.

Staff Recommends Disapproval of Modification of Standards 4 (MOS-4)

MOS-5 Cross Creek Drive Connection

COF Zoning Ordinance Section 5.10.4(2)(a): The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets... in which the adjoining lands are developed and include opportunities for such connections. A street stub-out exists at the property line for the continuation of Cross Creek Drive into a City subdivision street. This connection helps to disperse traffic, thereby reducing the volume on major corridors and easing congestion. Additionally, local street connections increases accessibility and can reduce vehicle miles traveled and average trip length. The applicant is proposing not to make this connection. This modification of standards would grant the applicant permission not to make this connection. The City of Franklin Land Use Plan and Zoning Ordinance support requiring this connection.

Staff Recommends Disapproval of Modification of Standards 5 (MOS-5)

MOS-6 Biltmore Court Connection

COF Zoning Ordinance Section 5.10.4(2)(a): The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets... in which the adjoining lands are developed and include opportunities for such connections. A street stub-out exists at the property line for the continuation of Biltmore Court into a City subdivision street. This connection helps to disperse traffic, thereby reducing the volume on major corridors and easing congestion. Additionally, local street connections increases accessibility and can reduce vehicle miles traveled and average trip length. The applicant is proposing not to make this connection. This modification of standards would grant the applicant permission not to make this connection. The City of Franklin Land Use Plan and Zoning Ordinance support requiring this connection.

Staff Recommends Disapproval of Modification of Standards 6 (MOS-6)

Recommendation

Approval of Resolution 2016-42 is recommended to the Board of Mayor and Aldermen.

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/>). 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.