



Legislation Text

File #: 16-0691, **Version:** 1

DATE: 9/14/2016

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2016-28 AS AMENDED, To Be Entitled, "An Ordinance To Zone 204.081 Acres Detached Residential 1 District (R-1), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), And Designate As Conventional Area Standards, For The Property Located South Of Murfreesboro Road And North Of South Carothers Road."; [ASHCROFT] (09-22-16 FMPC 6-3 to approve; 10/11/16 WS; 1st BOMA Reading 10-25-16 8-0; 11/22/16 2ND READING 7-1) THIRD AND FINAL READING

Project Information

COF Project Number: 6188

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 proposed zoning of Specific Density Residential (SD-R 1.70) is consistent with the adjacent and nearby developments (located within the City of Franklin Limits) of:

| | |
|-------------------------------|-----------|
| Lockwood Glen PUD Subdivision | SD-R 2.92 |
| Falcon Creek Subdivision | R-3 |
| Cannonwood Subdivision | R-2 |
| October Park PUD Subdivision | SD-R 1.6 |
| Simmons Ridge PUD Subdivision | SD-R 4.6 |

The proposed use (detached residential) is also consistent with the Land Use Plan (LUP excerpts below).

Franklin Land Use Plan Policies

The Franklin Land Use Plan places these parcels 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.

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 adjacent County Subdivisions of Cross Creek, Franklin East, and Valley View Estates were built under Williamson County standards. They are not subject to COF Zoning nor have to meet COF standards. Their density was set to meet on-site septic requirements. The proposed subdivision will have City provided sewer service.

Recommendation

Approval of Ordinance 2016-28 is recommended to the Board of Mayor and Aldermen.

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.