



Legislation Text

File #: 16-0796, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Senior Planner
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration Of Resolution 2016-57, To Be Entitled: "A Resolution Approving A Revised Development Plan For Rucker Park PUD Subdivision, For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue." (09/22/16 FMPC 9-0, 10/11/16 WS)

Project Information

COF Project Number: 6227

Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Kraig Wall, Freedom Properties LLC

Background/Staff Comments

The applicant is proposing a Development Plan Revision to the Rucker Park PUD Subdivision. The applicant is proposing to add one additional property to the northeast of the site totaling an additional 0.48 acres. The applicant is proposing to include 2 new structures, one four-unit townhome and one duplex that faces Rucker Avenue, for a total of 6 additional units. The proposed development plan revision is supported by the Land Use Plan.

Land Use Plan

West Harpeth Character Area, Special Area 2

1. 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. 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.
2. Neighborhood Retail is appropriate at the southeast quadrant of Horton Lane and Willow Springs Boulevard, but only in conjunction with other uses.
3. Although Design Concepts other than TND are appropriate, nonresidential uses should have buildings that front the street, with parking to the side or rear of the structures, and shall be incorporated in a location that promotes pedestrian access.

Recommendation

Approval of Resolution 2016-57 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/>](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.