



Legislation Text

File #: 16-0871, **Version:** 1

DATE: 10/19/2016

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration of Resolution 2016-66, To Be Entitled, "A Resolution To Approve A Revised Development Plan For Rizer Point PUD Subdivision, With Two Modifications Of Standards (MOS1--Connectivity; MOS2-Cul-De-Sac Length), For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (10/27/16 FMPC 6-0; 11/08/16 WS)

Project Information

COF Project Number: 6250
Applicant: Greg Gamble, Gamble Design Group
Owner: Jack Luddington, Goodall Homes Inc.

Background/Staff Comments

The applicant is proposing to add 16 single-family dwelling units to the existing Rizer Point PUD subdivision, and proposing to not extend Wedgewood Drive to connect into Viola Lane. Wedgewood Drive serves the Wedgewood Place and Rogersshire subdivisions. Viola Lane serves the Rizer Point Subdivision. All sixteen building lots will be clustered in the south east corner of the lot adjacent to Wedgewood Place, Rebel Meadows, and Rizer Point Subdivisions.

The Franklin Land Use Plan delineates two character area zoning overlays for this tract of land. The proposed subdivision is in West Harpeth Character Area Overlay, special areas two and three. Special Area two calls for high-quality design with buildings that front the street. Special area three contains the floodplain portion of the lot and complies with the environmentally-sensitive portion of the character area.

Any Floodplain manipulation will require approval by FEMA and the City of Franklin Floodplain Administrator. The Flood Fringe Overlay (FFO) zoning district will need to be revised by the Board of Zoning Appeals once a Letter of Map Revision is approved. This process must be completed before the final plat and building permits will be approved.

Connectivity to Rebel Meadows Subdivision is proposed as pedestrian and emergency access only. This is to provide a redundant connection between three subdivisions in the event of an emergency. The pedestrian

connectivity will also connect these subdivisions to the City of Franklin Greenway trail, once it is constructed.

Modification of Standards Request #1

Section 5.10.4(2)(a) of the Zoning Ordinance states, “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 stubout exists at the property line today for the continuation of Wedgewood Drive and could be continued as an extension of Viola Lane, an existing street within the Rizer Point Subdivision. This connection helps to disperse traffic, thereby reducing the volume on major corridors and easing congestion. Additionally, local street connections increase accessibility and can reduce vehicle miles traveled and average trip length. This particular area of the City is sensitive to flooding, which makes a greater case for improved connectivity. The applicant is proposing not to make this connection. This modification of standards would grant the applicant permission not to make this connection.

Staff recommends disapproval of this Modification of Standards.

Modification of Standards Request #2

The applicant requests a modification of standards for Section 5.10.8(1)(d) of the Zoning Ordinance, which states that the maximum length of a cul-de-sac is 500 feet. The length of the cul-de-sac proposed is 703 feet. The need for the cul-de-sac MOS is required if the applicant is granted Modification of Standard #1, to not make the connection to Wedgewood Drive.

Recommendation

Approval of Resolution 2016-66 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. 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.