



Legislation Text

File #: 17-0314, **Version:** 1

DATE: April 19, 2017

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Director of Planning and Sustainability
Amy Diaz-Barriga, Current Planning Supervisor
Brad Baumgartner, Senior Planner

Subject

PUBLIC HEARING: Consideration Of Resolution 2017-20, To Be Entitled: "A Resolution Approving A Development Plan For The Shadow Green PUD Subdivision, For The Property Located At 1152 Hillview Lane." (04/27/17 FMPC 7-0; 08-22-17 WS)

Project Information

COF Project Number: 6389

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Barbara Holt

Background/Staff Comments

The applicant is proposing to construct 22 townhomes and 10 multi-family apartment buildings for a total of 182 residences. The applicant received a Land Use Plan amendment from the previous Plan to support townhomes and the big house concept in this location, with the "Big Houses" achieving 16 units per building. Under the previous Land Use Plan, Big House was not defined, and a broader interpretation was taken. Now, the Envision Franklin "big house" dwelling type definition limits the number of dwellings to four per building to better reflect the scale of a single-family neighborhood. Also, the Envision Franklin design concept for this parcel is Mixed Residential, which supports single family, big houses, duplexes, and townhomes, but not multifamily. The timing of the development plan submittal was significantly delayed while the Mack Hatcher alignment was worked out with TDOT, and, therefore, staff is reviewing the suitability of this development against the previously approved Land Use Plan Amendment, which allowed for the broader interpretation of "big house".

Staff has worked with the applicant so that facades of the "big houses" have elements that reference single-family architecture and use similar materials and elements as the townhomes. The townhomes will match the existing town homes constructed in the Through the Green PUD Subdivision. The site borders the proposed location of Mack Hatcher Parkway in the southwest portion of the property. The site will connect to future Mack Hatcher and to the Through the Green Subdivision.

Recommendation

Recommend favorably 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.