



Legislation Text

File #: 17-0348, **Version:** 1

DATE: April 19, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration of Resolution 2017-18, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." (04/27/17 FMPC 7-0, 5/9/17 WS)

Project Information

COF Project Number: 6382

Applicant: Jason Goddard, Design Studio
Owner: Jim Cross, Riverbluff Investments

Background/Staff Comments

The applicant is proposing to remove a 1.72-acre parcel from the Riverbluff PUD Development Plan. The original Development Plan was approved in 2013. The existing zoning of this development is Residential - 2 (R-2), and the remainder of the subdivision still meets the criteria set forth under this zoning. The removal of the 1.72 acre parcel from the development has no determinantal impacts to the development.

Envision Franklin calls for a single family design concept in this area. This revised development plan complies with the spirit and intent of the site design and form guidelines.

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. If the plan receives BOMA approval, 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.