



Legislation Text

File #: 17-0602, **Version:** 1

DATE: July 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 2017-51, To Be Entitled: "A Resolution Approving A Development Plan For Bushnell Farm PUD Subdivision, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike."; (07/27/17 FMPC recommended approval but motion failed 3-6; 08/08/17 WS)

Project Information

COF Project Number: 6305
Applicant: John Haas, EDGE
Owner: Tyler Ring, Tennessee Contractors Inc.

Background/Staff Comments

Envision Franklin recommends a Conservation Subdivision design concept for the entire block of Lewisburg Pike south of the existing entrance to Stream Valley Subdivision.

The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents. These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

Envision Franklin has a special area consideration for Lewisburg Pike. It recommends:

New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to

sustain the scenic and rural quality of the area.

This subdivision maintains the 50 percent open space requirement by maintaining a setback on Lewisburg Pike consistent with the historical development pattern, by clustering open space around the existing farm pond/wetlands, and by providing additional tree protection space along the boundary between this proposed subdivision and the existing Stream Valley Subdivision.

A total of 20 units are proposed for this subdivision. Four units (maximum) will be in a “big house” style of attached residential fronting Lewisburg Pike. Two attached dwellings behind the big house above garage space. Fourteen detached residential units will extend the length of the road to the Stream Valley Subdivision.

This development is meeting the intent of the special area consideration by maintaining contiguous open space along Lewisburg Pike, surrounding the existing farm pond, and further preserving an existing tree row on the eastern edge of the property abutting Stream Valley Subdivision.

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.

Architecture is not approved at Development Plan stage, but should stay consistent through site plan and permitting stage.

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/>](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.