



## Legislation Text

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**File #:** 17-0695, **Version:** 1

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**DATE:** August 16, 2017

**TO:** Franklin Municipal Planning Commission

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

### **Subject**

PUBLIC HEARING: Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road." (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS; 10/10/17 WS)

### **Project Information**

**COF Project Number:** 6495

**Applicant:** Greg Gamble, Gamble Design Collaborative

**Owner:** Steven Collier

### **Background/Staff Comments**

The applicant is proposing ten (10) single-family lots off Jordan Road. This property is within the Single-Family Residential Design Concept, which supports single family detached residential lots. The proposed lot sizes are compatible with surrounding development. In general, the building placement and lot width is consistent with Envision Franklin. The applicant is also requesting one Modification of Standards.

### **Modifications of Standards: Cul-de-sac Longer Than 500'**

The applicant is requesting a Modification of Standards from Section 5.10.8 (1) (d) to allow a cul-de-sac length over 500'. The applicant is proposing the linear feet to be 784 feet. To mitigate the impact of the longer dead-end street length, the applicant will install residential fire sprinkler systems in the homes along the proposed street.

Staff recommends approval.

### **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.