



## Legislation Text

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**DATE:** November 10, 2017

**TO:** Franklin Municipal Planning Commission

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

### **Subject**

PUBLIC HEARING Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision, With 2 Modifications Of Development Standards (Lots Less Than One Acre, Cul-De-Sac Length Greater Than 500 Feet), For The Properties Located South Of Murfreesboro Road And East Of Carothers Parkway, (Including 4350 And 4344 South Carothers Road)". (11/16/17 FMPC 7-2; WS 11/28/17 )

### **Project Information**

**COF Project Number:** 6559  
**Applicant:** Greg Gamble, Gamble Design  
**Owner:** Kevin Estes, Land Solutions Inc.

### **Background/Staff Comments**

Envision Franklin recommends a Single Family Residential design concept for the area south of Murfreesboro Road and east of the existing subdivisions of Franklin East and Cross Creek:

*The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.*

*New buildings along established streets should be designed to be compatible with the predominant character along the street. The integrity of existing neighborhoods and subdivisions should be preserved. Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. Proportion, design, and facade width of dwelling should not be dominated by garages. Rear*

*and side facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front facade of the dwelling.*

*New development should include a range of lot sizes, the following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes.*

- Lots with dwellings having attached garages that are front, side, or rear facing should have minimum widths of 65 feet and minimum sizes of 7,150 square feet.*
- Lots with dwellings having front-facing detached garages should have minimum widths of 50 feet and minimum sizes of 5,500 square feet.*

*Lots on the periphery of new developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Smaller lots may be located internally within new developments and should be served by active park amenities within walking distance.*

Within this new development, lots in sections 1-5 abut the existing single family subdivisions of Franklin East and Cross Creek Subdivision. The lot lines are drawn to align as closely as possible to minimize conflict points. Topography (naturally occurring), wetlands, stream buffer, and required bio retention areas (through informal open space) are strategically located along the eastern boundary of the site to create the maximum amount of space between existing homes and proposed homes. Lots throughout these sections include a range of lot sizes, all of which are compatible with Envision Franklin.

Envision Franklin recommends the existing parcel at 4350 South Carothers Road be in a Mixed Residential design concept:

*The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible amenities.*

*Development should be designed so that single-family dwellings, or, in some cases, duplexes, are located on the periphery in order to transition to existing single-family neighborhoods. The lot and yard sizes along the periphery of the development should be consistent with those of existing adjacent lots. Smaller, single-family lots, big houses, duplexes, and townhouses may be located internally within new developments and should be served by active park amenities within walking distance. For new development outside of Mack Hatcher Parkway, single-family lots should include a range of lot sizes. The following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes:*

- Lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 7,150 square feet.*
- Lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet.*

The applicant has proposed a subdivision of single-family residential homes only. A variety of lot sizes is achieved as the proposed development transitions south towards Carothers Road.

**Modification of Standards Request #1-** *Lots less than 1 Acre in size.*

Section 3.5.10(2)(d)(iii) of the Zoning Ordinance states: *New development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres.*

The current recommendation of Envision Franklin, as stated above, is for a single family residential subdivision with compatible lot sizes. The applicant is proposing lot sizes compatible the existing lots within Franklin East Subdivision and Cross Creek Subdivisions to be located in the area of the proposed subdivision that abuts these existing County subdivisions. The lots then transition smaller to the south to lot sizes compatible with other City subdivisions in the immediate vicinity.

Staff Recommends **Approval** of this Modification of Standards Request.

**Modification of Standards Request #2-** *Cul-De-Sac length greater than 500 Feet.*

Section 5.10.8(1)(d) of the Zoning Ordinance states: *Cul-de-sac streets shall not extend for more than 500 feet as measured from the center of the cul-de-sac turn around to the nearest right-of way boundary of the adjoining street right-of-way intersection.*

The existing property boundaries on the south constrain the roadway layout and design. Two connection points with pavement to the edge of the property are provided with this development. A temporary turnaround is being provided with this development until such a time the properties to the east or west are annexed into the City and connected to this parcel.

Section 5.10.8(1)(e) restricts the number of lots that can be served in a development:  
*Cul-de-sac or temporary dead end streets shall not serve more than 20 lots in a development.*

The basis of this restriction is a concern for accessibility of the homes in the unlikely event of a fire. City staff drafted a condition of approval on this Development Plan which states:

*“Building permits shall only be issued for 20 units until the applicant constructs a secondary access road or emergency access route. Alternatively, the applicant may fully bond the roadway infrastructure along the route that completes the secondary access or emergency access point. The applicant shall submit a phasing plan for development that incorporates this condition of approval.*

*If more than 20 homes are permitted for any reason and not meeting the condition above, all homes will require the installation and maintenance of an automatic home fire sprinkler system to compensate for the extended travel distance and the single access point. This requirement shall be recorded on the final plat of each phase approved.”*

This Condition of Approval best addresses the safety concerns staff has identified during the review process.

Staff Recommends **Approval** of this Modification of Standards Request.

### **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.

A total of 99 lots have been deemed critical lots due to slope constraints. These lots will be reviewed at building permit and grading stages to determine the appropriate building envelope.

### **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.