



## Legislation Text

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**File #:** 18-0051, **Version:** 1

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**DATE:** January 17, 2018

**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 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue." (01-25-18 FMPC 9-0, 02/13/18 WS; 3/13/18 BOMA Public Hearing and Reading Deferred to 4/10/18 BOMA)

### Project Information

**COF Project Number:** 6596

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

**Owner:** George Tomlin

### Background/Staff Comments

The applicant is proposing 18 single-family lots off Boyd Mill Avenue. The 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. The building placement and lot width is consistent with Envision Franklin and the Zoning Ordinance. 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 1,425 feet. The applicant will install residential fire sprinkler systems in the homes along the proposed street and proposed stub road to the east. The cul-de-sac length will become compliant with 500' maximum length requirement whenever development of the neighboring property occurs.

Staff recommends approval of the MOS.

**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.