



Legislation Text

File #: 18-0685, **Version:** 1

DATE: July 18, 2018

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 2018-58, To Be Entitled: "A Resolution Approving A Development Plan For Christ Community Church, For The Property Located East Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road)." (07/26/18 FMPC 7-0, 08/14/18 WS)

Project Information

COF Project Number: 6751
Applicant: Adam Seger, Dale and Associates
Owner: Christ Community Church

Background/Staff Comments

The existing Christ Community Church on Hillsboro Road is seeking a PUD Development Plan and Rezoning to comply with City of Franklin Zoning Ordinance requiring Institutional uses to file a PUD Development Plan. The existing church building will be kept, and additions are proposed to expand the uses.

Envision Franklin recommends a Conservation Subdivision design concept for the western block of Hillsboro Road adjacent to the Harpeth River.

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 also has a special area consideration for institutional uses in this design concept. It states:

Institutional uses may be appropriate if their locations do not negatively impact access, scale, and traffic of the surrounding area. These uses should be located at major intersections of arterial and collector streets or designed within master-planned developments so that increased traffic is handled internally. Additional stories may be appropriate for institutional uses.

This development is meeting the intent of the special area consideration by maintaining contiguous open space along the Harpeth River, and analysis by the City Traffic Engineer did not indicate major changes in traffic growth with this church expansion.

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 approval 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.