



Legislation Text

File #: 18-0862, **Version:** 1

DATE: September 19, 2018

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Principal Planner
Kelly Dannenfelser, Long Range Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Consideration Of Resolution 2018-45, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located At 4114 Murfreesboro Road To Change The Design Concept From Single Family Residential To Multifamily Residential." (PUBLIC HEARING)

Project Information

COF Project Number: 6705

Applicant: Dwight Kiser, Kiser Vogrin Design

Owner: Cameron General Contractors

Background/Staff Comments

The amendment request is for the property located at 4114 Murfreesboro Road. The property totals 15.82 acres. Envision Franklin has identified Single Family Residential as the Design Concept for this site. The applicant is requesting a change in design concept from Single Family Residential to Multifamily. The applicant has stated that the multifamily use will be for an age-restricted residential product. Significant changes have not occurred since the adoption of Envision Franklin that would necessitate the proposed amendment. The continuation of Multifamily Residential eastward along Murfreesboro Road is not supported by Envision Franklin or Staff as it does not reflect the character of that area or meet the intent of Envision Franklin.

Project Considerations

Per the Engineering Department, "Applicant shall be aware that approval of the Land Use Plan Amendment does not constitute approval of the proposed Conceptual Layout.

With the Development Plan, applicant shall demonstrate required cross-access to the adjacent properties according to Section 5.10.4(3) of the Zoning Ordinance, including full vehicular and pedestrian connections to the properties to the east and to the north. The proposed access location to State Route 96 will not be approved."

Per the Fire Department, "Applicant should note that this project is adjacent to multiple, large diameter, 700psi natural gas transmission lines with the nearest automatic shut-off valve being more than 5 miles away.

A failure any one main will cause a fire damage in more than 1000' in one direction.

It is recommended that the applicant obtain a certification letter from Columbia Gulf verifying that they understand 130 dwelling units in close proximity to this hazard are proposed so they may test the mains and plan for future improvements. A second access point is recommended to serve this large of a facility."

Recommendation

Disapproval.