



Legislation Text

File #: 18-0863, **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 2018-48, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 1777 New Highway 96 West, The Jewell Property, To Change The Design Concept From Mixed Residential To Neighborhood Mixed Use." (PUBLIC HEARING)

Project Information

COF Project Number: 6704
Applicant: Mike Hunkler, Gresham-Smith
Owner: JJB Partners

Background/Staff Comments

The amendment request is for the properties located at the southeast corner of Highway 96 West and the future Mack Hatcher Parkway intersection. The three properties encompass 60 acres and border the eastern side of the Westhaven development and extend to Boyd Mill Avenue. The two western properties are currently part of the Westhaven PUD and, therefore, zoned Specific Development (SD-X) but do not have entitlements or an approved plan as part of its PUD. The eastern 7-acre property is currently zoned R-1.

Envision Franklin designates the parcels as Mixed Residential. The Mixed Residential design concept allows for big houses, duplexes, single family, and townhomes. Accessory dwellings, institutional and recreational uses could also be appropriate as secondary uses.

The applicant is requesting a Neighborhood Mixed Use Design Concept. This would allow the introduction of commercial uses onto the property. Land uses such as local commercial, professional/transitional office, institutional, single-family, townhomes and multifamily residential are the primary uses that could be allowed, which differ from the existing Mixed Residential Design Concept.

With the planned connection point and near-term construction of Mack Hatcher on the western side of the property, the request to a more intensive use at this corner is supported. Locating the nonresidential uses at a highly traveled and visible corner seem appropriate for the site, transitioning to single-family residential near

the adjacent residential neighborhoods.

Project Considerations

The following engineering comments are provided for informational purposes. Details will be resolved with the Development Plan. Access to Highway 96 shall be required to be a right in/right out only. The location of this access shall be determined at the Development Plan stage with the coinciding traffic impact analysis. The western connection to Mack Hatcher is allowed as a full access, pending TDOT approval. At the time Mack Hatcher is extended further south of Highway 96, this access point shall be converted to a right in/right out only. A final plat shall reflect this condition. Ultimately, a full connection to Boyd Mill Avenue to the east shall be required if and when the adjacent properties develop.

Recommendation **Approval.**