



Legislation Text

File #: 18-0875, **Version:** 1

DATE: September 28, 2018

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Hunter, Director of Planning and Sustainability
Kelly Dannenfelser, Long Range Planning Supervisor
Andrew Orr, Principal Planner

Subject

Acknowledgement Of Receipt Of Resolution 2018-68, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For The Property Located On Lewisburg Pike West of Stream Valley Known As Map 117 Parcel 12.00 To Change The Design Concept From Single-Family Residential to Conservation Subdivision." (09/27/18 FMPC)

Project Information

COF Project Number: 6806

Applicant: Gamble Design Collaborative

Owner: Florence McKeithan

Background/Staff Comments

This amendment to the Envision Franklin Plan was approved by the Planning Commission at its September 27, 2018 meeting. The information below provides a summary of the amendment.

The subject parcel is located northwest of the Stream Valley neighborhood entrance off Lewisburg Pike. The 33.5-acre parcel is vacant and wooded. The 500' Hillside/Hillcrest (HHO) Buffer extends to the northern areas of the parcel and a stream flows along the southern property boundary. The property also marks the southern-most parcel for the Single-Family Design Concept. The properties directly to the south have been designated as Conservation Subdivision, largely due to the rural character, as well as the presence of undevelopable conservation areas.

Envision Franklin contains a Special Consideration for properties along Lewisburg Pike in the Conservation Subdivision Design Concept stating the following:

"New Development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the

area.”

A neighborhood meeting was held on September 4, 2018 at the Franklin City Hall. The applicant reviewed the amendment request and the overall master plan for this area.

The plan amendment request is part of a larger master plan proposal. The applicant submitted an annexation request on September 6, 2018 for this property, as well as nine other nearby parcels, along the Lewisburg Pike corridor. The request to Conservation Subdivision would support the applicant’s desire to create a cohesive master plan and construct additional units on this parcel, including the potential of duplexes and big houses, while preserving vast areas of steep slopes to the south. The Guiding Principles set forth in Envision Franklin support the applicant’s request to provide a variety of housing options, preserve large areas of open space, and use a master planned approach.

Recommendation

Acceptance of this report of an amendment to the Envision Franklin Land Use Plan.