



Legislation Text

File #: 18-0808, **Version:** 1

DATE: February 20, 2019

TO: Franklin Municipal Planning Commission

FROM: Christopher Andrews, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

PUBLIC HEARING: Consideration Of Resolution 2018-64: "A Resolution Approving A Development Plan For Carothers Chase PUD Subdivision, For Property Located North Of South Carothers Road And East Of Carothers Parkway (4338 And 4340 South Carothers Road)." (11/27/18 WS; 1/08/19 BOMA Referred to 2/12/19 for Public Hearing 7-0; 02/12/19 BOMA Referred this item to 2/28/19 FMPC 8-0; 02/28/19 FMPC 7-2; 03/12/19 WS)

Project Information

COF Project Number: 6773

Applicant: Michael Dewey, Dewey Engineering

Owner: Harry Glass

Background/Staff Comments

This item was previously presented before the Franklin Municipal Planning Commission on November 15, 2018, with a 7-0 recommendation for approval. It was presented to the Board of Mayor and Aldermen on January 8, 2019 and deferred until February 12, 2019. The item was referred back for FMPC reconsideration to allow for proper public notification.

The applicant is requesting the approval of a development plan for the Carothers Chase PUD Subdivision. The proposed subdivision is 22.07 acres, and is planned to contain 45 single family lots and four open space lots. The Carothers Chase PUD Subdivision is within the Single Family Residential design concept designated in Envision Franklin. The lot sizes are comparable to the adjacent city subdivision and meet the guidelines in Envision Franklin.

In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, staff has requested that the applicant provide connections to adjoining lands. To the west, the applicant has provided both right of way and pavement connections to the existing Falcon Creek subdivision as an extension of Meandering Way. This extension and connection is consistent with the standards found in Section 5.10.4.2 (a), *External Street Connectivity*, of the City of Franklin Zoning Ordinance.

In early 2018 Williamson County approved the abandonment of five feet of right of way from Biltmore Court adjacent to the proposed Carothers Chase PUD Subdivision eastern boundary. The applicant has not proposed providing pavement all the way to the property line, but has provided right of way dedication for any future extension of Meandering Way into the Cross Creek subdivision. Should a connection to Biltmore Court be provided in the future, the City of Franklin would provide additional pavement.

The established connectivity standards provide additional pedestrian and vehicular connections between developments, and ensure safe access to and from streets for emergency vehicles. Without additional connectivity, trips within the connected subdivisions would contribute to increased vehicular trips on South Carothers Road. Additionally, should a connection to Meandering Way not be required, it would be anticipated that the applicant would need to provide a cul-de-sac, potentially altering the existing lot layout and creating a condition where the subdivision acts as one large cul-de-sac. In considering public safety codes, the addition of fire suppression sprinklers in each home may be required, and/or the reduction of lots within the subdivision.

As a result of discussion at the January 2019 Board of Mayor and Aldermen meeting the applicant has made modifications to add evergreen screening and modify the alignment of the walking trail within the subdivision's open space. The modified landscape plan and trail layout is depicted within the submitted plans.

Recommendation

Recommend approval, with conditions to the Board of Mayor and Aldermen.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<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.