



## Legislation Text

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**File #:** 18-0960, **Version:** 1

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**DATE:** October 17, 2018

**TO:** Franklin Municipal Planning Commission

**FROM:** Josh King, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

PUBLIC HEARING: Consideration Of Resolution 2018-82, To Be Entitled: "A Resolution Approving A Revised Development Plan For Parish Presbyterian Church PUD, With One (1) Modification of Development Standards (Base And Cap), For The Property Located North Of Clovercroft Road And East Of Market Street, 4150-4160 Clovercroft Road." (10/25/18 FMPC 7-0, 11/13/18 WS)

### Project Information

**COF Project Number:** 6795  
**Applicant:** Greg Gamble, Gamble Design  
**Owner:** Parish Presbyterian Church

### Background/Staff Comments

Envision Franklin recommends a Single Family Residential design concept for this area with a special consideration for Institutional uses.

... new developments should transition from the existing development patterns in adjacent neighborhoods... They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.

### Special Consideration from Envision Franklin:

Institutional uses may be appropriate if the location does not negatively impact access, scale, and traffic of the surrounding area. These uses are encouraged to be located at major intersections of arterial and collector streets. Additional stories may be appropriate for institutional uses. The conversion of dwellings in existing residential areas for institutional uses is not appropriate.

A traffic study reviewed by City Staff and an outside consultant confirmed that this revision did not negatively impact traffic along Clovercroft Road in any way that was not already being addressed from the previous

Development Plan for this location. City Engineering staff continue to work with the applicant and neighboring development(s) to improve the visibility and safety of Clovercroft Road. The building design, setbacks, massing, and scale of the development are compatible with the built environment.

### **Modification of Standards #1- Buildings Facades: Base and Cap**

COF 5.3.6(4)(c): “Buildings shall have a defined base and cap.” The applicant and City staff agree that an agrarian style of architecture would be the most suitable in this location. Agrarian style is typified by a heavy reliance on batten board, minimal stone/brick, and gambrel roof pitches. This uniformity in style cannot be achieved under the COF standard of a defined base and cap style of architecture. The agrarian style is unique in Franklin and only acceptable in limited geographic areas. This site is one of them.

Staff recommends approval of this Modification of Standards request.

### **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.