



Legislation Text

File #: 18-1099, **Version:** 1

DATE: December 14, 2018

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 2018-96 - A Resolution Approving A Development Plan For The Fields At Reese Farm PUD Subdivision For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike. (12/20/18 FMPC 6-2; 1/08/19 WS)

Project Information

COF Project Number: 6836

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Nancy Reed

Background/Staff Comments

The applicant is requesting the approval of a development plan for the Fields at Reese Farm PUD Subdivision. The proposed subdivision is 43.97 acres, and is planned to contain 64 single family lots, 68 townhouses and three open space lots. The Fields at Reese Farm PUD Subdivision is within the Conservation Subdivision design concept designated in Envision Franklin, and within the development are proposed a mix of townhouse and single family residential units. A special consideration within Envision Franklin supports the inclusion of townhouses within the Northwest Quadrant of Mack Hatcher Parkway between Hillsboro Road and New Highway 96, west to the edges of the urban growth boundary.

The Conservation Subdivision design standard in Envision Franklin also notes that “new development should preserve at least 50 percent open space targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other areas that maintain scenic character”.

In relation, the applicant is pursuing the restoration of a stream that bisects the property, eliminating a farm pond and dam that is within an impounded tributary of the Harpeth River. The in-line pond produces several negative impacts, and guidance from the City of Franklin, the Tennessee Department of Environment and Conservation and the Army Corps of Engineers encouraged the removal of the pond and restoration of the stream. These actions are consistent with the intent of the Conservation Subdivision design concept, and will result in a community amenity that preserves and enhances some of the natural character of the site.

Due to a condensed review and submittal period there were some staff concerns that have been discussed with the applicant. Staff is supportive of the resultant changes and have added conditions of approval, as these changes are minor in scale at this stage of a development plan and do not propose revisions to the development's street layout or general location of proposed dwelling units.

The lot sizes on the periphery of the proposed development are comparable to the nearby subdivisions along Del Rio Pike, and meet the guidelines of Envision Franklin. The applicant has proposed lot widths of 40 feet for some lots, which have been dispersed within the middle of select blocks. This provides for lot width diversity, another encouragement of Envision Franklin. However, single-family lots with widths of 40 feet are narrower than those supported by the Conservation Subdivision design concept, and, therefore, staff must recommend disapproval due to this inconsistency with Envision Franklin.

Recommendation

Recommend disapproval to the Board and 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/>). 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.