



Legislation Text

File #: 19-0442, **Version:** 1

DATE: June 19, 2019

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration Of Ordinance 2019-13: "An Ordinance To Zone 318.49 Acres Specific Development - Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) And McLeMore Character Area Overlay District (MLCO-2), Either Conventional Or Traditional Standards, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision)." FMPC 6/27/19, 9-0; WS 7/9/19; BOMA 7/9/19, 8-0; BOMA 8/13/19 2nd Reading deferred to 11/12/19) SECOND OF THREE READINGS (REQUEST TO WITHDRAW BY APPLICANT)

Project Information

COF Project Number: 6974

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Florence McKeithan, Dwight Stacey, Marvin Pratt, Hill Tennessee, LLC

Background/Staff Comments

The requested zoning for this parcel is Specific Development-Residential (SD-R). Along with the requested base district, the property will be assigned appropriate overlays, including the Hillside Overlay.

Envision Franklin places the majority of these properties into the Conservation Subdivision Design Concept.

"Conservation Subdivision supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents."

Envision Franklin places the northeastern most property in the Single-Family Design Concept.

"Single-Family Residential consists of single-family residential neighborhoods, which provide a range of

single-family dwelling and lot sizes. New developments should transition from the existing development patterns in the adjacent neighborhoods.”

The request for SD-R zoning is appropriate based on the Envision Franklin concepts described. The Hillside Overlay will help achieve the 50 percent retention of natural features throughout the properties. The combination of the HHO Overlay and the density request of 2.36 supports clustering the lots and creating a diversity in dwelling and lot sizes.

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.

The associated development plan does include many lots that are smaller than what could be supported with Envision Franklin, which ultimately increases the density of the project. However, the intent of the density request is to be a maximum for a development. It should be understood that, as plans are further refined in the site plan stage, overall density may be reduced in order for the plan to meet all city ordinances and standards.

Recommendation

Recommend approval to the Board of Mayor and Aldermen.

PROCEDURAL REQUIREMENTS:

1. The city’s project identification number shall be included on all correspondence with any city department relative to this project.