



Legislation Text

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DATE: September 18, 2019

TO: Franklin Municipal Planning Commission

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

Subject

PUBLIC HEARING: Consideration Of Resolution 2019-88, A Resolution Approving A Development Plan For Carothers Glen PUD Subdivision For The Property Located North Of South Carothers Road And East Of Surrey Lane, At 4338 & 4340 South Carothers Road. (FPMC 9/26/19 6-1; WS 10/8/19)

Project Information

COF Project Number: 7070

Applicant: Michael Dewey, Dewey Construction

Owner: Georgia Spencer, Harry Glass

Background/Staff Comments

The applicant is requesting the approval of a development plan for Carothers Glen PUD Subdivision. The proposed subdivision is 22.07 acres and proposing 45 single family lots. A project for these same parcels was denied at the April 23, 2019 Board of Mayor and Alderman meeting. The new development plan proposes 45 lots (the November 2018 proposal was for 44 lots and the January 2019 proposal was for 45 lots). Additional changes proposed include front-loading garages on smaller lots, the removal of the portion of the walking trail near the existing County homes, and more open space between the proposed development and the existing homes.

The density request of 2.03 creates a transition between the two existing neighborhoods per the concept outlined in Envision Franklin for infill development. Lot sizes reflected on the perimeter of the property meet the requirements in the Zoning Ordinance that new lots along the perimeter of an existing development must either be at least 75 percent, in size, of those existing lots, or there must be a Class C buffer between the new and existing lots. In keeping with connectivity standards established within the City of Franklin Zoning Ordinance, the applicant proposes to pave and extend Meandering Way from the existing subdivision of Falcon Creek. 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 2018, Williamson County abandoned the five feet of right of way from Biltmore Court adjacent to the east of the proposed Carothers Glen PUD Subdivision eastern boundary. The applicant has not proposed providing pavement to the property line, but has provided right of way dedication in the event that the Meandering Way connection is ever necessary.

Elevations are not approved at Development Plan stage, but the conceptual elevations submitted for lots proposed are not consistent with Envision Franklin. A policy for minimum lot dimensions was adopted as part of Envision Franklin for a variety of reasons. Because of the proportion of house to garage and the desire to emphasize pedestrian rather than vehicular flow, a standard of 65 feet in width was set for front-loaded garages. This Development plan has conceptual elevations for front loaded garages on lots less than 65 feet in width. Staff has added a condition of approval (#33) stating architectural elevations should comply with Envision Franklin, which would mean that the houses would need to be designed with front-facing, detached garages behind the homes.

Project Considerations

Lots 41-45 have been deemed critical lots due to the need for specific elevations to ensure gravity flow of sanitary sewer.

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