



Legislation Text

File #: 19-1147, **Version:** 1

DATE: December 4, 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 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway. (FMPC 12/12/19, 8-0; WS 1/14/20)

Project Information

COF Project Number: 7102

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Poora Properties

Background/Staff Comments

The applicant is requesting the approval of a development plan for Carothers Stacked Flats PUD Subdivision. Envision Franklin places this property in the Mixed Residential Design Concept.

Mixed Residential Design Concept contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses...(N)ew development should transition from existing development patterns in adjacent neighborhoods.

The proposed development plan is 1.95 acres and proposing 7 dwelling units between two structures. Both structures have the appearance of single-family homes from the exterior. The housing types proposed are big houses, which are appropriate based on Envision Franklin.

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.

Elevations are not approved at the Development Plan stage, but conceptual elevations submitted for the

proposed lots have given special consideration to ensure transitioning between the duplex and single-family homes surrounding the property is appropriate.

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.