



Legislation Text

File #: 19-1216, **Version:** 1

DATE: December 4, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Consideration Of Ordinance 2019-48, An Ordinance To Zone 74.95 Acres Planned (PD 2.74) District And Scenic Corridor Overlay (SCO) District For The Property Located East Of Lewisburg And North And South Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike (Meadows And Villages At Southbrooke PUD). (FMPC 12/12/19, 8-0; WS 1/14/20; BOMA 1/14/20, 8-0; 2/11/20, 8-0) THIRD AND FINAL READING

Project Information

COF Project Number: 7109

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Marvin H. Pratt

Background/Staff Comments

The requested zoning for the parcels is Specific Development-Residential (SD-R). Envision Franklin places Area A in the Single-Family Design Concept and Area B in the Conservation Subdivision Design Concept.

Envision Franklin places the northern 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."

Envision Franklin places the southern property 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.”

The request for SD-R zoning is appropriate based on the Envision Franklin concepts described. The density request of 2.74 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 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.