

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Waters Edge PUD Subdivision, development plan, revision 2
LOCATION: 4413 Carothers Parkway
PROJECT DESCRIPTION: 213 single family units and 123 attached units on 195.5 acres.
 This revision is to relocate the amenity center and the removal of a street segment.
APPLICANT: Greg Gamble, Gamble Design Collaborative
OWNER: Jack Ludington, Goodall Homes
PROJECT STAFF: Andrew Orr
TYPE OF REVIEW: Development Plan Revision
RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	AG
Proposed Land Use	Residential
Existing Zoning	RX
Proposed Zoning	NA
Acreage	195.5
Proposed Number of Lots	349 (336 residential and 13 open space lots)
Proposed Dwelling Units	336
Proposed Nonresidential Square Footage	NA
Proposed Open Space	<i>Formal Open Space: 9.99 Informal Open Space: 106.75 Total Open Space: 116.75</i>
Physical Characteristics	site is bordered by the Harpeth River to the south and west
Development Standard	Conventional
Character Area Overlay	MECO-6
Other Applicable Overlays	FFO and FWO
Water Utility District	Milcrofton
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	10%
Trip Generation	Average Daily Traffic: 2,776 trips AM Peak Hour Total: 219 trips PM Peak Hour Total: 282 trips

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	RX
<i>South</i>	Residential	R2
<i>East</i>	Residential	RX
<i>West</i>	Agricultural	ER

LAND USE PLAN RECOMMENDATIONS

The McEwen Character Area encompasses 6,680 acres and four major interchanges with I-65: Cool Springs Boulevard, McEwen, Murfreesboro Road, and part of a fourth interchange at Moores Lane. It is bound on the north by the UGB, to the west by the Berrys Chapel and Central Franklin Character Areas, to the south by the Harpeth River, and to the east by the Seward Hall Character Area. This Character Area is the principal regional commercial area in the UGB and includes 3,713 acres. Attached Residential dwellings are present in the area and several hundred units have been approved in recent months. This area is clearly the major economic engine for the City. Carothers Parkway area is the backbone of a major employment corridor and this roadway is enhanced by landscaped medians and landscaped parking lots. The McEwen Character Area has undergone significant changes since this section of the Land Use Plan was last updated.

The proposed development is located in the McEwen Character Area, Special Area 6, which historically has consisted of agricultural uses and low density single family residential. Significant changes are being planned and funded for this special area, including the roadway improvements to Carothers Parkway and other adjacent residential developments. Since the area contains significant floodplain area, care should be taken to protect and preserve environmental features in this area.

PROJECT BACKGROUND: This Development Plan was initially recommended for approval by the FMPC on July 25, 2013. On January 15, 2014 City staff administratively approved Development Plan Revision 1 to the typical lot standards.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: This revision is to relocate the pool and amenity center to the front of the neighborhood and to remove the road segment between the relocated pool and the detention pond. While this lowers the connectivity index, it provides more open space for residents and increases recreational opportunities outside of the amenity center. The applicant is also showing

different architectural elevations than what was previously approved and staff has concerns about the appearance and location of the recessed front doors, as documented in the conditions of approval.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). 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.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. None

* These items 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.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.

COF# 4584

CONDITIONS OF APPROVAL:

Planning

General Comments

1. Architecture

- The proposed architectural designs, particularly the Lincoln Craftsman, Jefferson Victorian, Grant French Country, and Lincoln Tudor, have significantly recessed front doors, that do not meet the intent of the design standards in the Franklin Zoning Ordinance. The recessed front doorway is a building feature that the City seeks to eliminate because this type of design places a visual emphasis on the garage and creates a safety concern for Police. The applicant shall revise the conceptual elevations so that the front door entrance and front facade of the home are more prominent features than the garage.

[7-2-2014 Waters Edge Development Plan Rev 2.pdf](#)

2. Land Use Plan

- Please consistently label this Character Area as MECO-6 throughout the submittal, specifically on sheet C3.0.

Zoning

[Waters Edge Dev Plan Revision 2 6.5.2014.pdf](#)

3. Elevation

- Add a note to the architectural elevations stating that the garage elevation is required to be no more than 50% of the dwelling unit facade.