



File #: 20-0669

DATE: August 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farm, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, Multifamily Residential, And Neighborhood Mixed-Use. (PUBLIC HEARING)

PURPOSE:

Project Information

COF Project Number: 7267
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Anderton Family Partnership

BACKGROUND/STAFF COMMENTS:

This item is a deferral from the June 25, 2020 FMPC meeting. The applicant requested deferral of this item in order to study the traffic impacts and traffic solutions in more detail.

The applicant has again requested deferral of this item to the September 24, 2020 FMPC meeting in order to provide time for city staff to review the Traffic Impact Analysis and other documents related to the proposal. Staff has not reviewed these documents and support the deferral.

This application is to amend the Envision Franklin Design Concepts Map for three parcels located along the west side of Hillsboro Road, including Brownland Farm and a portion of Christ Community Church, located roughly between Mack Hatcher Parkway and Monticello Road. The properties currently have the Conservation Subdivision Design Concept with portions of the site marked for Conservation. The applicant is requesting that the parcels receive a combination of the Neighborhood Mixed-Use, Multifamily Residential, Conservation Subdivision, and Conservation Design Concepts. The applicant intends to develop the site with a master planned approach consisting of single-family homes, townhomes, big houses, for-sale condominiums, for-rent apartments, and the possibility of senior housing or assisted living. Along with the residential component, the applicant also desires to include a mixed-use component involving residential and non-residential uses along and near Hillsboro Road, by the proposed main access point. Despite proximity to Mack Hatcher Parkway, this site will only have access to Hillsboro Road due to the environmental constraints.

The current design concept of Conservation Subdivision would allow for clustered residential uses of single-family homes, duplexes, and Big Houses while requiring at least 50% of the site be preserved for natural open space. A Special Consideration also provides the integration of townhomes for this site.

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Specific plans for any development at this site are reviewed as a part of the Development Plan or Site Plan stage to ensure the development meets all requirements.

A virtual neighborhood meeting was held on May 13, 2020. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The project site contains a significant amount of floodplain. Regardless of which uses are proposed and ultimately approved, an in-depth study of the floodway and floodplain will need to occur during the rezoning and development plan process.

Neighboring land uses include single-family and institutional uses with a commercial node at the intersection of Hillsboro Road and Mack Hatcher Parkway. Buildings generally have deep setbacks, providing a more rural feel and characteristic. The project site is generally on the southern edge of this more rural section of Hillsboro Road, as commercial development exists on the opposite side of the Harpeth River from the site. While the Harpeth River provides for a good natural boundary to commercial development, a small amount of contextual nonresidential uses could be appropriate due to proximity to existing commercial development. While the overall conceptual design that has been shown largely aligns with the Envision Franklin Guiding Principles, the staff has concerns about the intensity and density of the proposed amendment, that integrating multifamily and mixed-use buildings will bring to this part of the community, especially considering the limited access points into the site. However, the applicant also stated they were seeking to work with local housing agencies in order to achieve 10% affordable units. Lastly, the staff has concerns about setting a precedent for this level of development intensity for this area and the implications it may have on future development requests for the agriculturally zoned properties along the Mack Hatcher Parkway Northwest extension.

The access to this site is currently limited to Hillsboro Road, with no potential for secondary access onto Mack Hatcher. A future bridge connection to properties to the west could be planned by providing right-of-way for a future crossing, but this connection would depend on future development requests and significant funding. If the site were to remain Conservation Subdivision and developed to its full potential, a traffic signal could be warranted by the number of trips generated from the new dwelling units. If the site were to be developed with the mix of design concepts as proposed, it is firmly believed that a traffic signal would be required at the main access of the development. If the main access of the development is located as proposed (across from Monticello Road), any potential traffic signal would not meet City of Franklin standards for distance from an existing traffic signal. The staff has concerns about installing a traffic signal at this location and has concerns about the limited site access in general, especially considering the floodplain issues.

The applicant has chosen to request deferral of this item, staff supports this request.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends deferral of this item to the September 24, 2020 FMPC meeting.