



File #: 21-01918

DATE: January 20, 2022
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.

FMPC 6/24/21, Disapproval passed 4-3

WS 7/14/21

BOMA 9/14/21, 7-0 defer to 10/12/21; 10/12/21 8-0 refer to Planning Commission

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7478

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Robin Anderton with Anderton Family Partnership, Margaret B. Anderton Rev. Trust, Christ Community Church, and Stephen B. Etherly

BACKGROUND/STAFF COMMENTS:

UPDATE FOR 2/24 FMPC MEETING:

At the October 12, 2021 BOMA meeting, the rezoning and development plan were referred back to staff and the Planning Commission for review, to provide an opportunity for the applicant to address five self-imposed conditions. The first condition requires a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road, to be provided with the first site plan. The proposed route proposed in this plan satisfies this condition. The second condition requires a CLOMR to be approved by FEMA prior to a grading permit being granted for areas within the floodplain and floodway. This condition is already a requirement of the Zoning Ordinance, and therefore will be addressed at the appropriate time. The third condition limits the number of units per building to four units. The proposed plan removes the multifamily buildings and replaces them with multiplexes, thereby meeting this condition. The fourth condition requires residential lots to be removed from the area of the site where the existing floodplain is greater than 36 inches in depth, not including the floodway and floodplain area near Hillsboro Road. The proposed plan meets this condition. The last requirement is to reduce the total number of units to 395 units. The updated plan has 356 units. While some of these self-imposed conditions move the project

closer to meeting Envision Franklin, staff is still recommending disapproval, as this plan does not meet the Conservation Design Concept in Envision Franklin, which does not support any development within the floodplain and floodway.

PREVIOUS STAFF REPORT:

The Brownland Farm Development Plan proposes a mix of housing options across a grid of street network, and provides a variety of open spaces that are easily accessible to the proposed residents of the development. On another site in a different Design Concept, staff would most likely support this development. However, staff cannot support the plan as shown because several key components of the plan are not consistent with the City's Long Range Plan, Envision Franklin.

First, the plan proposes development in approximately 52 acres of land currently within the floodplain. Staff has attached an exhibit to this staff report to highlight the areas of the plan where development is proposed within the current limits of the floodplain. These areas coincide with the Conservation Design Concept of Envision Franklin. The Conservation Design Concept specifically states that "Conservation of floodplains....has an inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." Conservation of floodplain is not a new concept in our long range land use plans. Envision Franklin merely highlights its in a more consistent way. While it can be pointed out that we have previously allowed manipulation of the floodplain with past residential developments, staff heard loud and clear during our Land Use Plan update that conserving our floodplain areas was of extreme importance to our citizens and elected and appointed officials. Therefore staff stands behind Envision Franklin and cannot support any development within the current limits of the floodplain.

Additionally, the plan includes three multifamily buildings averaging 21 units per building, which are in direct conflict to the uses supported in Envision Franklin for this area, under the Conservation Subdivision Design Concept. In fact, the applicant had previously applied for an amendment to Envision Franklin to change the Design Concept to Multifamily Residential, but ultimately withdrew this application prior to a Planning Commission vote. Currently, the only housing type along this stretch of Hillsboro Road between the Harpeth River and Anderson Creek (just south of Fieldstone Parkway) are single-family residential homes. The only exception to this building type along this stretch of Hillsboro Road is Christ Community Church. During the adoption of Envision Franklin, it was contemplated whether additional building types and densities were appropriate in these areas. It was determined that additional housing types could be supported, but in smaller scale and by retaining the character of single-family homes. Higher intensity uses, such as multifamily and commercial, were best concentrated at nodes of the major intersections of Hillboro Road and Mack Hatcher and Hillsboro Road and Fieldstone Parkway. Staff supports only the smaller scale housing types of townhomes and multiplexes (max of 4 units per building) on this site, but not multifamily buildings like those proposed.

To summarize, staff is recommending disapproval of this plan not because of its layout or design but because of its direct conflict with multiple sections of Envision Franklin.

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.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

FMPC recommended disapproval of Resolution 2021-53 with conditions by a vote of 4-3 at the June 24, 2021 FMPC meeting.

Staff recommends that the Planning Commission recommend that the Board of Mayor and Aldermen disapprove Resolution 2021-53.