

Development Review Committee

Staff Report

October 14, 2020



Case No:	20-FFO-0005
Project Name:	Floyds Fork DRO Review – Single Family Construction
Location:	8204 Turkey Run Pky
Owner(s):	Laura Ashley Dillman
Applicant:	Laura Ashley Dillman
Representative(s):	None
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUEST(S)

- Floyds Fork Development Review Overlay

CASE SUMMARY

The applicant is proposing to construct an approximately 1,800 square foot single family residence, with the first floor to be built in compliance with local and federal floodplain regulations and the second floor to be livable/finished space. Turkey Run Pky is a local road maintained by Louisville Metro. The subject site is located in the Floyds Fork Review Overlay District, therefore the Planning Commission or designee must act upon the development review overlay application.

STAFF FINDING

The proposed residence appears to provide the minimum disturbance necessary within the Overlay to construct a single-family home consistent with the character of nearby residences on a legally created lot of record. The applicant states that the proposed residence will be located in a natural clearing in the center of the property, and no clearing or removing of trees will be needed for the driveway. The applicant also states that all construction will be greater than 600 feet from the creek at the rear of the site. The proposed residence is outside of the 400 foot floodway building line and the 100 year floodplain.

TECHNICAL REVIEW

- Lots created after the effective date of the DRO (1993) are subject to review and approval by the Planning Commission or designee.
- The driveway will need to be constructed of a hard and durable surface (concrete or asphalt) within the right-of-way.
- The proposal complies with all minimum requirements for setback and height, as well as those requirements for the preservation and protection of perennial, blue-line (protected) waterways. The site is 900' deep and the area of disturbance for the single-family home is provided within the first 160' of the subject property. The protected waterway is at the rear of the subject site and will be left undisturbed with the exception of needed drainage facilities.
- Proposed structures fall outside of the suggested 200' Floyds Fork stream buffer.
- As the site appears to lie within the floodplain and conveyance zone per LOJIC, MSD will ensure compliance with all applicable local, state, and federal regulations.

REQUIRED ACTIONS

- **Approve or Deny the Floyds Fork Development Review Overlay**

NOTIFICATION

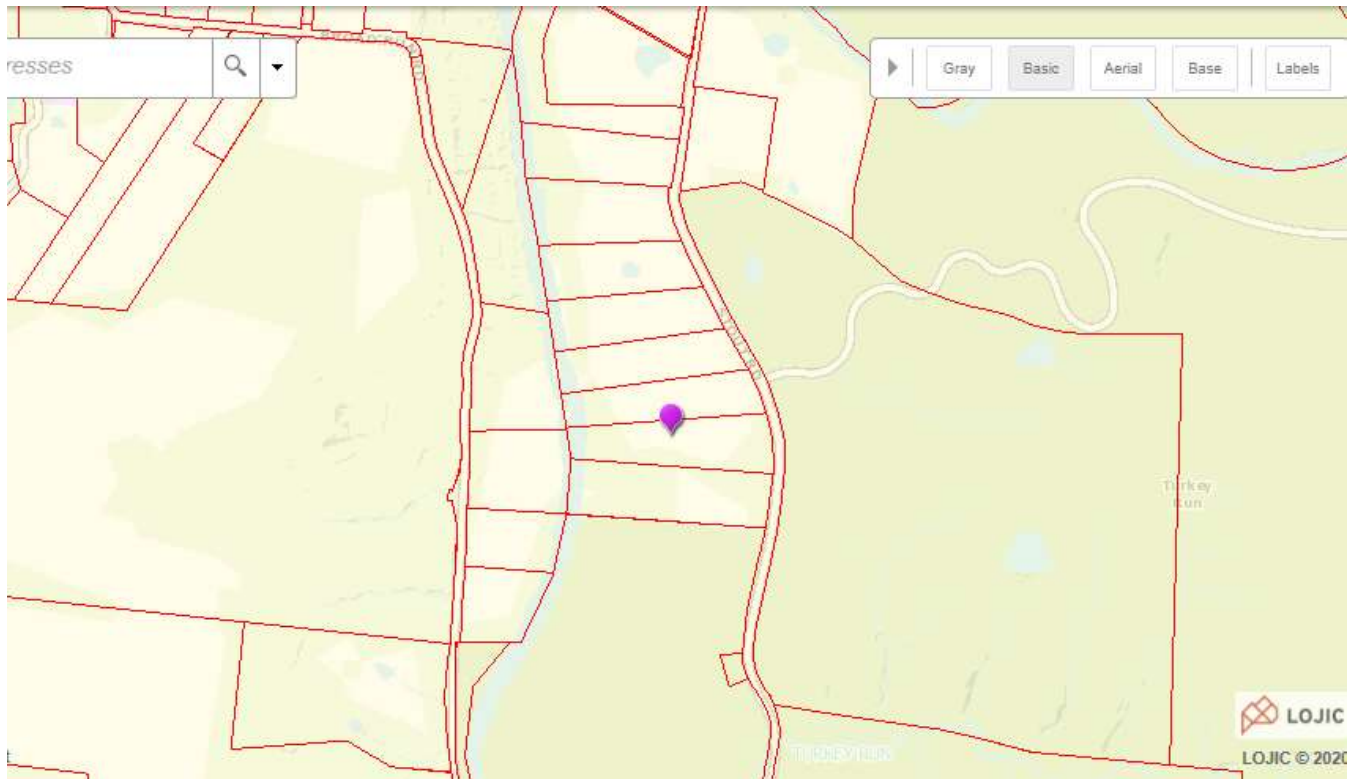
Date	Purpose of Notice	Recipients
10-14-20	Hearing before DRC*	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 20

*FFRO requires 7-21 day notice in advance of the public meeting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

