

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Barclay Place PUD Subdivision, final plat, section 3, resubdivision of lot 100

LOCATION: Northwestern, southwestern, and eastern sides of intersection of Dabney Drive and Caysens Square Lane

PROJECT DESCRIPTION: Plat of 20 detached residential lots in the Barclay Place PUD Subdivision

APPLICANT: Khris Pascarella, PSP Barclay Partners, LLC
kpscarella@pearlstreetpartners.com

OWNER: PSP Barclay Partners, LLC (Attn: Khris Pascarella)
kpscarella@pearlstreetpartners.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Final plat

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (single-family, detached)
Existing Zoning	RX
Proposed Zoning	N/A
Acreage	5.04 acres
Proposed Number of Lots	20
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 48,350 square feet Informal Open Space: N/A Total Open Space: 48,350 square feet</i>
Physical Characteristics	Graded site
Character Area Overlay/ Development Standard	WHCO-2 / Either
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	RX
<i>South</i>	Residential (single-family, detached)	R-3
<i>East</i>	Agricultural	RX
<i>West</i>	Vacant	RX

INFRASTRUCTURE AVAILABILITY	
Water	Available
Sewer	Available
Reclaimed Water	Available

TRANSPORTATION	
Site Access	Dabney Drive, Caysens Square Lane
Trip Generation	Not provided

PROJECT MEETS FRANKLIN'S **LAND USE PLAN:** **Yes**
GREENWAY/OPEN SPACE PLAN: **Yes**
HISTORIC DISTRICT GUIDELINES: **N/A**

PROJECT BACKGROUND: None

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None

CONDITIONS OF APPROVAL:

PLANNING:

1. None

PLANNING (LANDSCAPE):

2. None

ENGINEERING:

3. None

BUILDING AND NEIGHBORHOOD SERVICES:

4. None

FIRE:

5. None

PARKS:

6. None

WATER/SEWER:

7. None

***PERFORMANCE AGREEMENTS AND SURETIES:**

Drainage	\$	19,000
Sidewalks	\$	23,000
Streets	\$	147,000
Sewer	\$	44,000
Water	\$	40,000
Total	\$	273,000

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
5. Applicant shall submit plat to Milcrofton utility district for review and approval.

***PROJECT CONSIDERATIONS:**

1. In addition to Building Permit fees, new construction may be required to pay facilities taxes and road impact fees. Contact the Department of Building and Neighborhood Services for additional information.

2. Street parking should be added.
3. Since the street width will not provide enough space for a car to park along the curb and two way traffic be maintained, there are concerns that emergency equipment will be delayed and the response time extended. We suggest adding some inset parking in the area.

* 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.

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