

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Westhaven PUD Subdivision, final plat, section 10

**LOCATION:** Along southern side of Pearre Springs Way; south of Acadia Avenue and east of Cheltenham Avenue

**PROJECT DESCRIPTION:** Replat to merge lots 531 and 532 of Westhaven PUD Subdivision section 10 into 1 lot

**APPLICANT:** Robert L. Burke, Jr., Wilson & Associates  
(615) 794-2275, rburke@wilsonpc.com

**OWNER:** Westhaven Partners, LLC (Attn: Tim Downey)  
(615) 778-3150, tim.downey@southernland.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Final plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	N/A
Existing Zoning	ML
Proposed Zoning	N/A
Acreage	0.60 acres
Proposed Number of Lots	1
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	Graded site
Character Area Overlay/ Development Standard	WHCO-1 / Traditional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	0.20

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	ML
<i>South</i>	Vacant	ML
<i>East</i>	Vacant	ML
<i>West</i>	Residential	ML

INFRASTRUCTURE AVAILABILITY	
<b>Water</b>	Available (HB&TS)
<b>Sewer</b>	Available
<b>Reclaimed Water</b>	Not available

TRANSPORTATION	
<b>Site Access</b>	Pearre Springs Way
<b>Trip Generation</b>	Not provided

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

**PROJECT BACKGROUND:** The purpose of this replat is to merge lots 531 and 532 into one lot. These lots were originally platted as part of section 10 in 2004.

**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:**

Performance Agreements and Sureties shall remain from the original Westhaven section 10 Final Plat.

**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.

**\*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.

\* 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.