

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** The Highlands at Ladd Park PUD Subdivision, final plat, section 4, revision 2

**LOCATION:** Along southern side of Alfred Ladd Road East, east of Molly Bright Lane

**PROJECT DESCRIPTION:** Replat to modify lot 417 in The Highlands at Ladd PUD Subdivision

**APPLICANT:** David Reagan, HFR Design, Inc.  
(615) 370-8500, dreagan@hfrdesign.com

**OWNER:** Trillium Ventures (Attn: Paul Arnold)  
(615) 604-4197, parnold@trillium-ventures.com

**PROJECT STAFF:** Donald Anthony

**TYPE OF REVIEW:** Final plat

**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	N/A
<b>Existing Zoning</b>	R-2
<b>Proposed Zoning</b>	N/A
<b>Acreage</b>	0.24 acres
<b>Proposed Number of Lots</b>	1
<b>Proposed Dwelling Units</b>	N/A
<b>Proposed Nonresidential Square Footage</b>	N/A
<b>Proposed Open Space</b>	<i>Formal Open Space: N/A</i> <i>Informal Open Space: N/A</i> <i>Total Open Space: N/A</i>
<b>Physical Characteristics</b>	Graded site
<b>Character Area Overlay/ Development Standard</b>	GCCO-6 / Conventional
<b>Other Applicable Overlays</b>	N/A
<b>Proposed Building Height</b>	N/A
<b>Minimum Landscape Surface Ratio</b>	0.40

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Residential	R-2
South	Residential	R-2
East	Vacant	R-2
West	Residential	R-2

INFRASTRUCTURE AVAILABILITY	
Water	Available
Sewer	Available
Reclaimed Water	Not available

TRANSPORTATION	
Site Access	Alfred Ladd Road East
Trip Generation	Not provided

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

**PROJECT BACKGROUND:** Applicant intends to modify lot 417 by making three minor adjustments. 1) On the north side of the lot, 58 square feet of right-of-way are to be abandoned and made part of lot 417. 2) On the east, 960 square feet are to be taken from lot 417 in order to enlarge lot 184, which is contiguous to lot 417. 3) On the southeast, 99 square feet are to be taken from lot 184 and added to lot 417.

**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 The Highlands at Ladd Park section 4 Final Plat (COF# 1285) and revision 1 (COF# 1323).

**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.

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