

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Highlands at Ladd Park PUD Subdivision, final plat, section 10
LOCATION: South of Avon River Rd. and east of previously-platted section 4
PROJECT DESCRIPTION: Final plat of 14-lot residential subdivision on 3.57 acres
APPLICANT: David Reagan, HFR Design, Inc.
(615) 347-5918, dreagan@hfrdesign.com
OWNER: Trillium Farms LP (Attn: Paul Arnold)
(615) 604-4197, parnold@trillium-ventures.com
PROJECT STAFF: Donald Anthony
TYPE OF REVIEW: Final plat
RECOMMENDATION: Approved, with conditions

PROJECT INFORMATION

Existing Land Use: Vacant
Proposed Land Use: Residential (single-family, detached)
Existing Zoning: R-2 Medium Residential District
Proposed Zoning: N/A
Acreage: 3.57
Proposed Number of Lots: 14
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: GCCO-6 Goose Creek Character Overlay
Conventional
Other Applicable Overlays: N/A
Proposed Building Height: N/A
Minimum Landscape Surface Ratio: 0.40

SURROUNDING ZONING AND LAND USE

Location	Land Use	Zoning
North	Vacant	R-2
South	Vacant	R-2
East	Vacant	R-2
West	Vacant	R-2

INFRASTRUCTURE AVAILABILITY

WATER: Milcrofton Utility District
SEWER: Available from City of Franklin
RECLAIMED WATER: Not available

TRANSPORTATION

Site Access: Avon River Rd.
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

Performance Agreement and Surety

Highlands of Ladd Park Section 10 Plat - submittal 003.pdf [2 redlines]

1. Drainage

Tom Ingram 218,000
city of Franklin Tn
09/18/12 08:32 AM
Review 2

2. Sidewalks

Tom Ingram 16,000
city of Franklin Tn
09/18/12 08:37 AM
Review 2

3. Streets

Tom Ingram 215,000
city of Franklin Tn
09/18/12 08:38 AM
Review 2

4. Sewer

Tom Ingram 231,000
city of Franklin Tn
09/18/12 08:39 AM
Review 2

BNS

1. Note

Molly Pike Applicant shall revise note 10 to add: 'There shall be a minimum of 10' between buildings.'
City of Franklin [Ver. 2] [Edited By Donald Anthony]
09/18/12 06:54 AM
Review 2

Planning

Highlands of Ladd Park Section 10 Plat - submittal 003.pdf [2 redlines]

1. Addressing

Lori Jarosz Prior to recording applicant shall show all addresses on Final Plats
City of Franklin Planning
Department
09/17/12 06:23 AM
Review 2

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System, Survey, and Ownership shall be signed when the plat is resubmitted.
2. The city’s project identification number shall be included on all correspondence with any city department relative to this project.
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.

***PROJECT CONSIDERATIONS:**

None.

* 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.