

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ledgelawn Subdivision, preliminary plat
LOCATION: 1009 West Main Street
PROJECT DESCRIPTION: Preliminary plat for 7-lot residential subdivision on 2.53 acres
APPLICANT: Kevin Gangaware, Civil Site Design Group, PLLC
 (615) 248-9999, keving@civil-site.com
OWNER: Michael Decell, Alderwood LLC
 (714) 522-5141, 1929 Allen Pkwy, Houston TX 77019
PROJECT STAFF: Donald Anthony
TYPE OF REVIEW: Preliminary plat
RECOMMENDATION: Deferral (at request of applicant)

PROJECT INFORMATION

Existing Land Use: Commercial
Proposed Land Use: Residential
Existing Zoning: R-3 High Residential District
Proposed Zoning: N/A
Acreage: 2.53
Proposed Number of Lots: 8 (7 residential lots and 1 open space lot)
Proposed Dwelling Units: 7
Proposed Nonresidential Square Footage: N/A
Proposed Open Space: Formal Open Space: 6,753 square feet
 Informal Open Space: N/A
 Total Open Space: 6,753 square feet
Physical Characteristics: Rolling terrain, sloped primarily from northern side to southern side of lot
Character Area Overlay Development Standard: CFCO-3 Central Franklin Overlay District Traditional
Other Applicable Overlays: HPO
Proposed Building Height: N/A
Minimum Landscape Surface Ratio: .30

SURROUNDING ZONING AND LAND USE

| Location | Land Use | Zoning |
|----------|-------------|----------|
| North | Residential | R-3 |
| South | Residential | R-6 |
| East | Residential | R-3, R-6 |
| West | Residential | R-3 |

INFRASTRUCTURE AVAILABILITY

WATER: Available from City of Franklin

SEWER: Available from City of Franklin
RECLAIMED WATER: Not available

TRANSPORTATION

Site Access: West Main Street
Trip Generation: 56 trips per day

PROJECT BACKGROUND: This preliminary plat includes the historic funeral home structure on West Main Street. The applicant intends to repurpose the structure into a single-family home.

Project Review

STAFF RECOMMENDATION: Deferral (at request of applicant)

COMMENTS: None

CONDITIONS OF APPROVAL:

Engineering

Ledgelawn Subdivision - submittal 002.pdf [4 redlines]

1. Traffic/Transportation

Carl Baughman
City of Franklin
11/08/12 01:56 PM
Review 2

Applicant shall remove Main St. direct access to funeral home and use Ledgelawn Ct. for updated access.

[Ver. 2] [Edited By Donald Anthony]

Ledgelawn Subdivision - submittal 003.pdf [1 redline]

1. Utility Services

Katie Rubush
City of Franklin
11/07/12 12:15 PM
Review 2

The applicant shall provide 14' of horizontal separation between the center of the 28" Maple and the proposed 6" water main.
The applicant shall provide 20' of horizontal separation between the center of the 40" Pecan and the proposed 6" water main.
The applicant shall also provide 3' of separation between the back of curb and the proposed fire hydrant.

[Ver. 2] [Edited By Katie Rubush]

2. EPSC

Katie Rubush
City of Franklin
11/07/12 12:16 PM
Review 2

The applicant shall provide permeable pavers in the street under the drip line of the existing protected trees.

[Ver. 2] [Edited By Katie Rubush]

Historic Zoning

Ledgelawn Subdivision - submittal 003.pdf [1 redline]

1. National Register

Amanda Hall
City of Franklin Planning
Department
11/08/12 01:57 PM
Review 2

Applicant shall amend note #9 on C.100 for clarification, stating the following: "The subject property is located within a National Register Historic District (Hincheville). There are no individually-listed National Register historic structures within 500' of the property."

[Ver. 2] [Edited By Donald Anthony]

2. Proposed Alterations to Existing Structures

Amanda Hall
City of Franklin Planning
Department
11/08/12 09:12 AM
Review 2

The Historic Zoning Commission (HZC) shall approve the proposed demolition of a portion of the existing structure prior to final approval of the preliminary plat.

Planning

General Comments

1. Existing conditions note

Donald Anthony
City of Franklin Planning &
Sustainability Department
11/07/12 01:59 PM
Review 2

The text entitled "existing conditions note" shall be removed from sheet C0.02. The sheet is sealed and signed by a Registered Land Surveyor and should be accurate and complete.

2. Accessory structures

Donald Anthony
City of Franklin Planning &
Sustainability Department
11/07/12 02:02 PM
Review 2

All buildings, including accessory structures, that are to remain on property shall be identified as such on the preliminary plat.

Planning (Landscape)

Ledgelawn Subdivision - submittal 002.pdf [4 redlines]

1. sidewalks

Larry Mizell
City of Franklin
11/07/12 10:07 AM
Review 2

The sidewalk is required by the COF Zoning Ordinance. It shall be shown and constructed.

2. Street Trees

Larry Mizell
City of Franklin
11/08/12 12:42 PM
Review 2

Street trees are required by the COF Zoning Ordinance and shall be shown and planted. [Ver. 2] [Edited By Micah Wood]

3. Tree Preservation

Larry Mizell
City of Franklin
11/08/12 12:43 PM
Review 2

Landscape easements for Tree Preservation Areas shall be dimensioned and shown. [Ver. 2] [Edited By Micah Wood]

Ledgelawn Subdivision - submittal 003.pdf [1 redline]

1. Island Tree Preservation

Larry Mizell
City of Franklin
11/08/12 12:48 PM
Review 2

The two trees shown as being preserved in the islands of the proposed private street shall have the tree protection fence 1' more than the dripline of the trees. This may cause the islands within the private street to be larger than shown when the actual protection fence is installed.

[Ver. 2] [Edited By Micah Wood]

2. Tree Lot 2

Larry Mizell
City of Franklin
11/08/12 12:49 PM
Review 2

The tree on Lot 2 is shown to be preserved, but has the private street slicing through half of it. This cannot be counted towards the Tree Preservation requirement. This shall be corrected on all charts to comply for Tree Preservation.

[Ver. 3] [Edited By Micah Wood]

Solid Waste

Ledgelawn Subdivision - submittal 003.pdf [1 redline]

1. Street width

Becky Caldwell
City of Franklin, Solid Waste
Department
11/07/12 01:26 PM
Review 2

Street width must be at least 16' to accommodate automated collection service vehicles.

Stormwater

General Comments

1. drainage

Tom Ingram
City of Franklin Tn
11/08/12 09:30 AM
Review 2

All of the stormwater from impervious areas must flow to the southern end of the property. No additional stormwater runoff will be permitted to flow to Main Street.

Ledgelawn Subdivision - submittal 003.pdf [1 redline]

1. Plat Notes

Crystal Piper
City of Franklin
11/05/12 03:47 PM
Review 2

The applicant shall add a note that states "Stormwater Management features and drainage easements shall be maintained by the property owner or property owner's association."

2. Water Quality

Crystal Piper
City of Franklin
11/05/12 03:50 PM
Review 2

The applicant shall submit a stormwater management plan prior to the issuance of building permits. The stormwater management plan shall include water quality volume and detention calculations, and describe how the site has been designed to meet the minimum requirements of the Stormwater Management Ordinance.

Water/Sewer

Ledgelawn Subdivision - submittal 003.pdf [1 redline]

1. Wastewater

Ben Mcneil
City of Franklin water
management
11/06/12 07:04 AM
Review 2

Manhole A-4 The manhole shall be fiberglass or be fiberglass lined. The casting shall be John Bouchard 1155 for non traffic area.

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit one (1) complete and folded set and a .pdf file of the corrected preliminary plat to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and the corrected plan.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

*PROJECT CONSIDERATIONS:

1. Any exterior alterations/demolition of existing structures on site must be considered and approved for issuance of a Certificate of Appropriateness by the Franklin Historic Zoning Commission. Contact the Preservation Planner for application deadlines for placement on DRC and/or HZC agendas.
2. Any potential fencing relocation/reconstruction is subject to consideration and approval prior to issuance of a Certificate of Appropriateness.
3. Applicant shall submit a site plan either in conjunction with or prior to the submittal of a final plat.

* 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.

Donald Anthony

From: Kevin Gangaware [KevinG@civil-site.com]
Sent: Thursday, November 08, 2012 10:26 AM
To: Donald Anthony
Cc: Jason Goddard; Tom Ingram
Subject: RE: LedgeLawn Subdivision - project deferral

Donald,

I had sent you a request for deferral from my phone just before 10:00 this morning, but I'm never sure if all of those smartphone emails go thru, so I wanted to follow up with an email from my office.

We request that you please allow our LedgeLawn Preliminary Plat be deferred for one meeting at the Planning Commission so that we can meet with Tom Ingram to find out what issues he has concerns with and how we can address his concerns.

please let me know if you have any questions or need anything from me.

thanks!

Kevin F. Gangaware, P.E.

Principal

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