

RESOLUTION 2013-54

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET PUD SUBDIVISION, LOCATED AT 411 CUMMINS STREET, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The PUD process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2013:

1. That the legal description of the property is as follows:

Map—Parcel	Acres
079F – B02302	0.29

Lot 3 of Margie Tyrie Subdivision, recorded on Plat Book P57, Page 56

2. That the overall entitlements for The Cottages on Cummins Street PUD Subdivision are as follows:

Entitlements	The Cottages on Cummins Street PUD Subdivision (Overall)
Base Zone	Residential Variety (RX)
Character Area Overlay	Central Franklin Character Area Overlay (CFCO) 7
Other Zoning Overlays	N/A
Number of Dwelling Units	2
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 563 square feet Informal: N/A Total: 563 square feet

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE:	<u>02/07/13</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>02/28/13</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>03/04/13</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
BOMA PASSED/PUBLIC HEARING HELD:	_____

Resolution 2013-54, to be entitled "A resolution approving a development plan for the Cottages on Cummins Street PUD Subdivision, located at 411 Cummins Street, by the City of Franklin



Legend

Parcels selection

Zoning

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

Historic Core Residential District

RX Residential Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

MN Neighborhood Mixed-Use District

ML Local Mixed-Use District

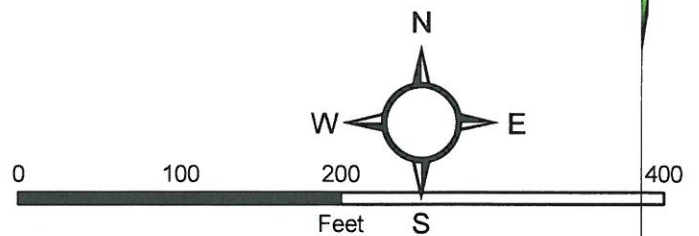
MX Regional Mixed-Use District

LI Light Industrial District

HI Heavy Industrial District

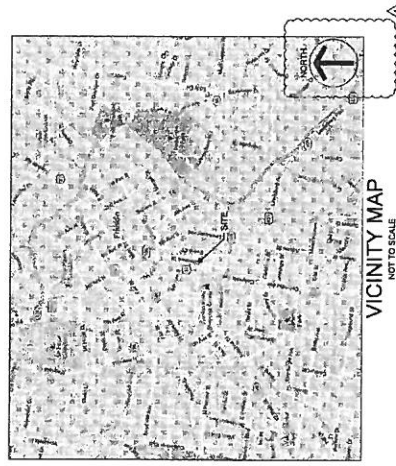
CI Civic and Institutional District

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2012. All rights reserved.



PUD DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET 411 CUMMINS STREET FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MAP GROUP & PARCEL: 078F-B02300
 LOT 3 OF MARGIE TIREY SUBDIVISION, RECORDED ON PLAT BOOK P57, PAGE 56
 CITY OF FRANKLIN PROJECT NUMBER



SHEET INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS PLAN
- C2.0 DEVELOPMENT PLAN

LAND OWNER:
 McGowan Family Limited Partnership
 (David McGowan, II, Roxann Marie McGowan,
 Britney Marie McGowan, & David McGowan, III)
 6901 Lenox Village Drive, #107
 Nashville, TN 37211
 Contact: David McGowan II
 Phone: 615-333-9000
 Email: david.mcgowan@regenthomes-in.com

ENGINEER:
 Gresham, Smith and Partners
 511 Union Street, Suite 1400
 Nashville, TN 37219
 Contact: Rob Whitson
 Phone: 615-770-8312
 Email: Rob_Whitson@gspnet.com

LANDSCAPE ARCHITECT:
 Gresham, Smith and Partners
 511 Union Street, Suite 1400
 Nashville, TN 37219
 Contact: Terry Mulvaney
 Phone: 615-770-8674
 Email: Terry_Mulvaney@gspnet.com



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 NASHVILLE, TENNESSEE 37219
 615.770.8100
 WWW.GSPNET.COM

THE COTTAGES ON
 CUMMINS STREET
 411 CUMMINS STREET
 FRANKLIN, TENNESSEE
 BUILDER: REGENT HOMES
 CDF PROJECT #
 PUD DEVELOPMENT PLAN



Rev.	Date	Description
1	07/20/10	PERMITS
2	07/20/10	POST PERMITS
3	07/20/10	REVISIONS

COVER SHEET

C0.1
 CDF PROJECT #
 DATE: APRIL 16, 2010



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ARCHITECTS
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NASHVILLE, TN 37211
615.259.1111
WWW.GS&P.COM

STORMWATER MANAGEMENT PLANS
CUMMINS STREET
BUILDER:
6901 LENOX VILLAGE DRIVE, #107
NASHVILLE, TN 37211
PHONE: (615) 333-9000



DATE: 03/14/2012	BY: R.H.S.
PROJECT: CUMMINS STREET	
NO. OF SHEETS: 10	
SHEET NO.: 10	

STORMWATER
MANAGEMENT NOTES
C0.2
PROJECT: CUMMINS STREET
DATE: 03/14/2012

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
2. SELECTIVE CLEARING BEYOND THE LIMITS OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
3. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
4. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
5. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
7. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
8. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
9. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
10. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ARCHITECT/ENGINEER.
11. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HAND-STORES OR EQUIPMENT, WITHIN THE DRIPLINES OF TREES.
12. TOP OF GRADE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
13. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TUGS) AT 1-800-381-1111 AND ANY NON TUGS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
14. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
15. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
16. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
17. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
18. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
19. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
20. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
21. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
22. PROVIDE A MINIMUM OF 6" CLASS B GRANULAR STONE BEDDING BELOW ALL STORM PIPES WITHIN STREETS OR ALLEYS. BEDDING AND BACKFILL SHALL COMPLY WITH CITY OF FRANKLIN STREET TECHNICAL STANDARDS AND MANUFACTURER'S SPECIFICATIONS.
23. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
24. ALL STONE BACKFILL WITHIN THE DESIGN UNDERGROUND DETENTION DEPTHS SHOWN ON C3.0 SHALL BE CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH.
25. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY GRESHAM, SMITH AND PARTNERS, DATED SEPTEMBER 10, 2012.
26. ALL STORM DRAINAGE PIPE SHALL BE HIPP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
27. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM.
28. ALL HEADWALLS SHALL HAVE A MINIMUM 10' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE, UNLESS OTHERWISE SPECIFIED.
29. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
30. AFTER STRIPPING TOPSOIL, PROFFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
31. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
32. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
33. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D988.
34. AN AS-BUILT TOPOGRAPHIC SURVEY OF THE FINAL STORMWATER MANAGEMENT UNDERGROUND DETENTION, BIOTENTION AND OUTLET STRUCTURE(S) SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR COMPLIANCE WITH THE ORIGINAL DESIGN. THE CONTRACTOR MAY SUBMIT A PRELIMINARY TOPOGRAPHIC SURVEY TO THE ARCHITECT PRIOR TO FINAL TOPSOIL APPLICATION. I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO NOT DISTURB MORE THAN ONE ACRE, IT THEREFORE DOES NOT REQUIRE A NPDES PERMIT THROUGH TDEC.
- 35.

TN REGISTERED ENGINEER

DATE



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1408 N. W. 10th Ave.
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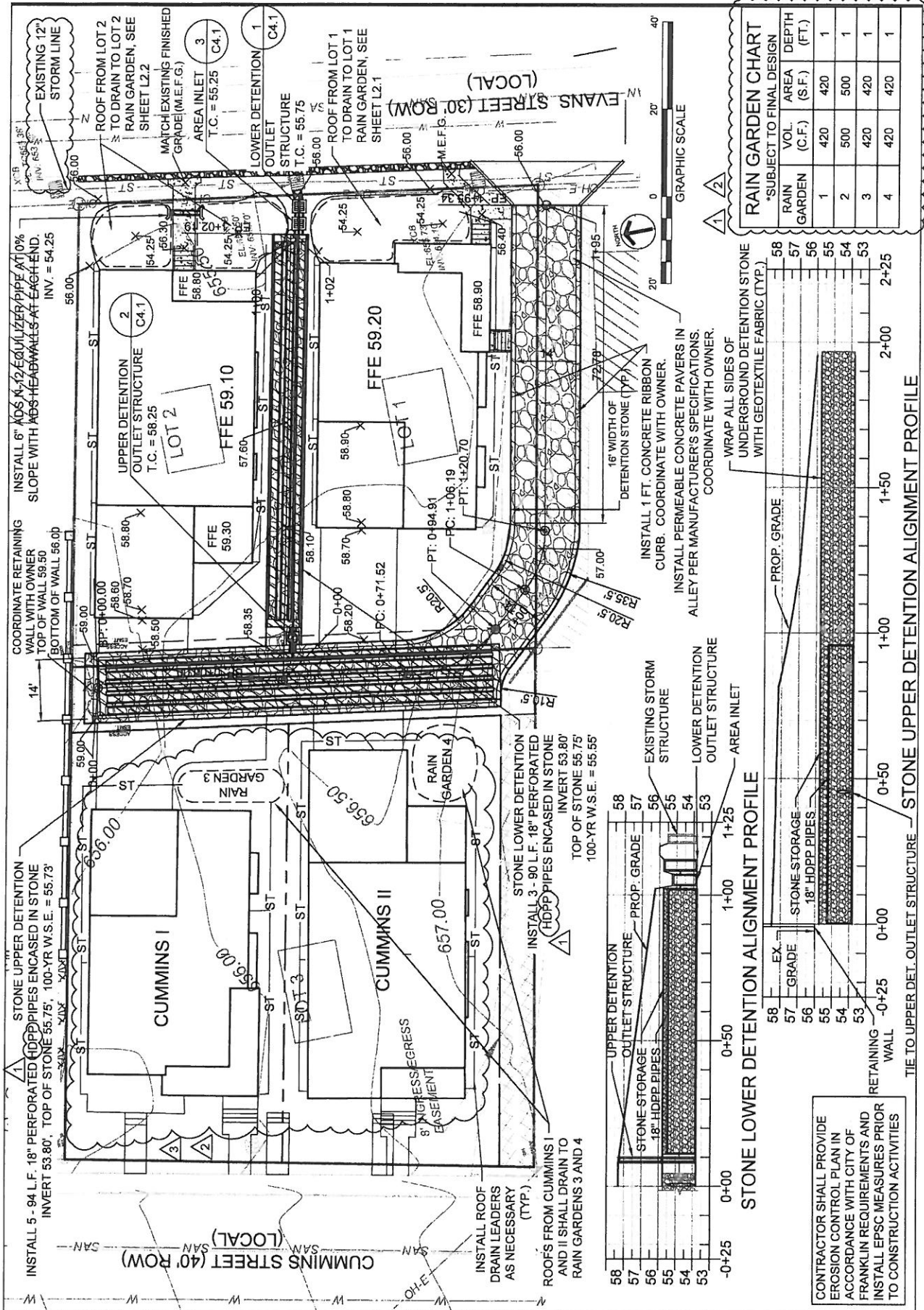
STORMWATER MANAGEMENT PLANS
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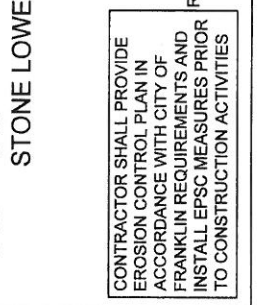
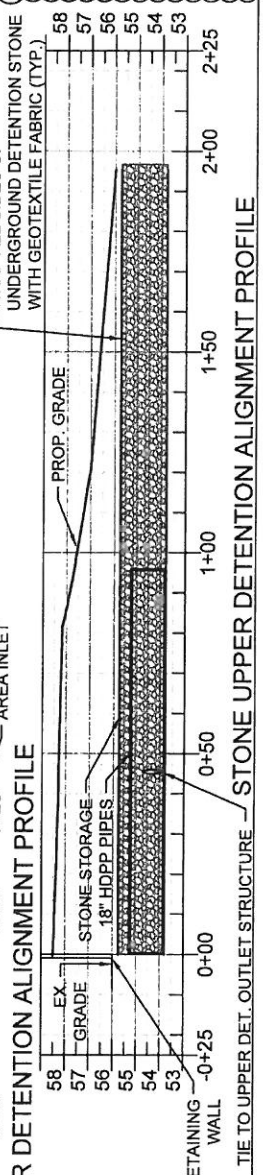
NO.	DATE	REVISION
1	01/11/11	FOR CONSTRUCTION
2	01/11/11	FOR CONSTRUCTION
3	01/11/11	FOR CONSTRUCTION

STORMWATER
MANAGEMENT PLAN

C3.0
PROJECT: 2010-06
DATE: 06/15/2010

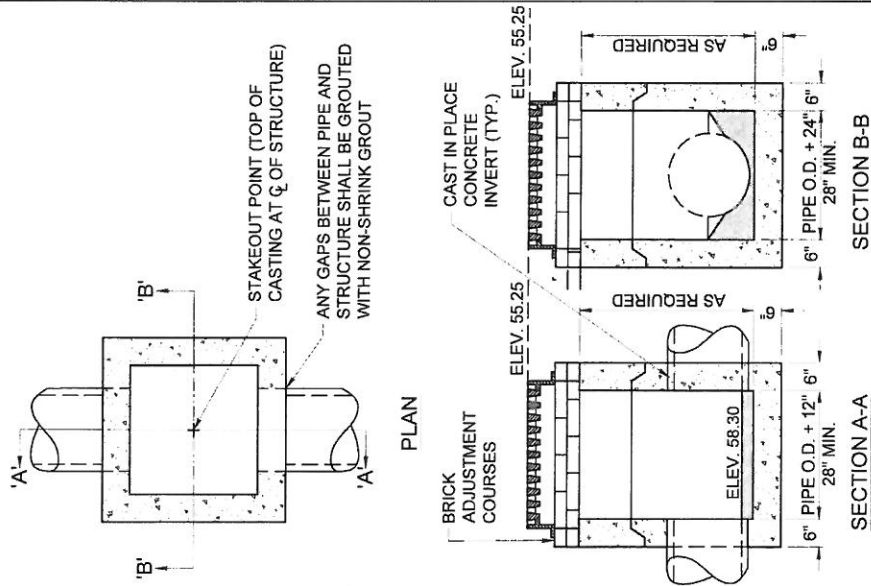


RAIN GARDEN CHART				
*SUBJECT TO FINAL DESIGN				
RAIN GARDEN	VOL. (C.F.)	AREA (S.F.)	DEPTH (FT.)	
1	420	420	1	
2	500	500	1	
3	420	420	1	
4	420	420	1	



NOTES:

1. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
2. PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF JOHN BOUCHARD 4310 OR NEENAH R-3 339-A.

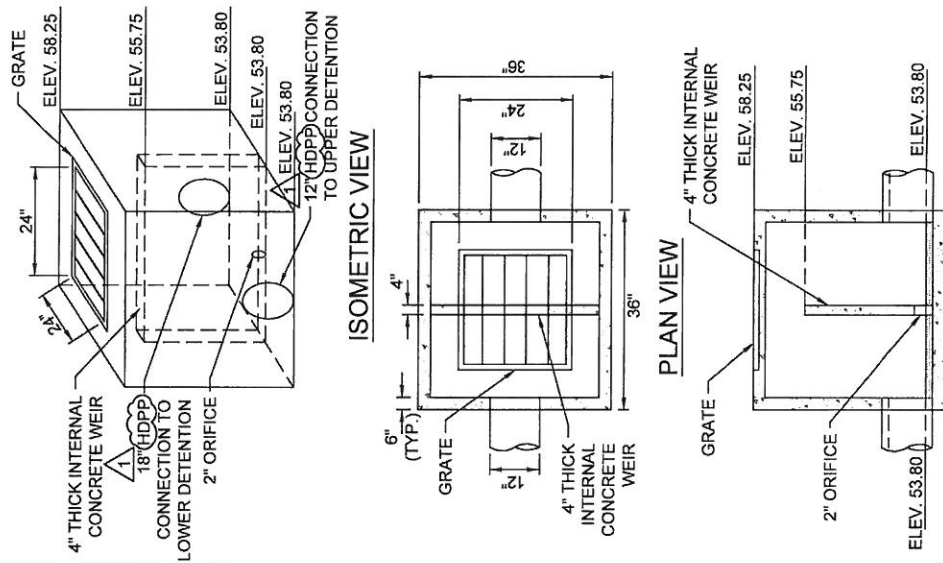


3 PRECAST AREA INLET

N.T.S.

NOTES:

1. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
2. PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.

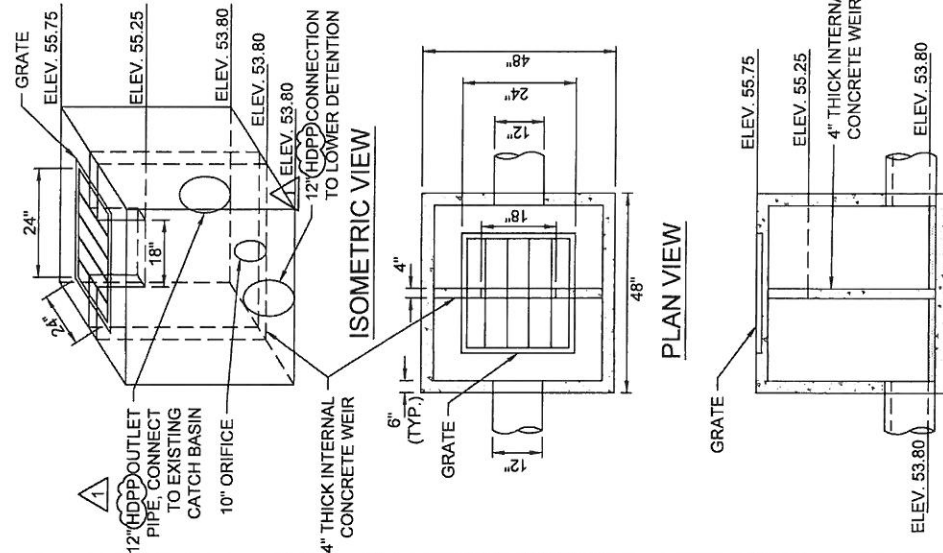


2 UPPER DETENTION OUTLET STRUCTURE

N.T.S.

NOTES:

1. CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.
2. PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.



1 LOWER DETENTION OUTLET STRUCTURE

N.T.S.



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1400 MARSHALL CIRCLE
NASHVILLE, TN 37211
615.259.8100
WWW.GSPET.COM

CUMMINS STREET
STORMWATER MANAGEMENT PLANS
BUILDER: REGENT HOMES
6901 LENOX WILLOW DRIVE, #107
NASHVILLE, TN 37211
PHONE: (615) 333-9000



NO.	DATE	DESCRIPTION
1	10/1/2010	FOR PERMIT

SITE DETAILS

C4.0
PROJECT: 210100
DATE: 10/1/2010



HISTORIC
FRANKLIN
TENNESSEE

ITEM #11
WRKS
10/08/13

MEMORANDUM

September 27, 2013

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator 
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director
Donald Anthony, Principal Planner

SUBJECT: RESOLUTION 2013-54, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE COTTAGES ON CUMMINS STREET PUD SUBDIVISION, LOCATED AT 411 CUMMINS STREET, BY THE CITY OF FRANKLIN, TENNESSEE."

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding a resolution approving a development plan for Cummins Cottages on 0.29 acres for the property located at 411 Cummins Street.

Background

Please see attached FMPC Report for the Background on this project and the conditions of approval for the Development Plan.

This resolution was recommended unanimously (7-0) by the Planning Commission at the August 22, 2013 FMPC meeting. Also, one condition of approval was removed from the FMPC Report by the FMPC and is indicated with a "strikethrough" in red with the FMPC Report.

Financial Impact

This project will generate Building Permit fees and Property taxes on two properties.

Options

Not applicable to this item.

Recommendation

Approval of the rezoning is recommended.

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Cottages on Cummins Street PUD Subdivision,
development plan, revision 1

LOCATION: 411 Cummins Street

PROJECT DESCRIPTION: Development plan for 2 dwelling units on 0.29 acres

APPLICANT: Dustin Briggs, Gresham Smith and Partners
(615) 770-8467, briggs@gspnet.com

OWNER: McGowan Family Limited Partnership (Attn: David McGowan II)
(615) 333-9000, david.mcgowan@regenthomes-tn.com

PROJECT STAFF: Donald Anthony

TYPE OF REVIEW: Development plan

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Residential (detached)
Existing Zoning	R-6 Historic Core Residential
Proposed Zoning	RX Residential Variety
Acreage	0.29 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	2 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: 563 square feet Informal Open Space: N/A Total Open Space: 563 square feet
Physical Characteristics	Site previously had multiple residential structures
Development Standard	Traditional
Character Area Overlay	CFCO-7 Central Franklin Character Area Overlay
Other Applicable Overlays	N/A
Water Utility District	City of Franklin
Proposed Building Height	2 stories
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Residential	R-6
<i>South</i>	Residential	R-6
<i>East</i>	Residential	R-3
<i>West</i>	Commercial	CC

LAND USE PLAN RECOMMENDATIONS
Central Franklin Character Area Special Area 7 Development Form 5. The Columbia Avenue Corridor should follow standards for traditional areas. The four block area extending south on Columbia Avenue from Five Points to Fowlkes Street and the existing mixed use area on the block north of Downs Boulevard are contemplated as Mixed-Use Centers. 6. A set of development standards derived from the adopted Columbia Avenue Overlay District will further apply along the corridor. These standards recognize three distinct areas along the corridor, each having unique standards. 7. Buildings will be at a scale up to 2 stories. Buildings may be at a scale up to 3 stories pursuant to a PUD in certain circumstances. 8. Development may be supported by surface or structured parking located to the side or rear of buildings which address the street. On-street parking is encouraged. Surface parking areas should be lined with buildings to diminish the appearance of parking from public view. Structured parking, if provided, must be lined with active ground floor uses. Landscape and/or architectural features should diminish the appearance of parking from public view. Structured parking should be screened from view and should not have a presence along the streetscape. Structured parking may be allowed on the outside of the block if it maintains an active ground floor. Connectivity 9. Development standards provide for connectivity including sidewalks. Open Space 10. Open space will be minimal given the urban character of this area. Established civic and institutional sites contribute to open space. Future open space may include small greens or outdoor plaza spaces.

PROJECT BACKGROUND:

The Historic Zoning Commission determined at its June 2013 meeting that a 5-foot buffer should separate the northernmost proposed house from the neighboring Tarter House at 403 Cummins Street. The development plan submitted by the applicant includes the 5-foot buffer.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: A previous development plan for this property was considered by the FMPC at its July 25, 2013, meeting. The FMPC voted to not send the plan forward to BOMA with a favorable recommendation. The previous plan included three detached dwelling units, while the revised plan includes two units.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf upload and the set of corrected plans.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

***PROJECT CONSIDERATIONS:**

1. 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.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Parking

- The autoturn exhibit must prove that all vehicles entering the garages and all vehicles leaving the garages can maneuver as is normally expected.

~~2. Parking~~

- ~~The steps and porches on sheet C3.0 indicate these housing units will be duplexes. Provide the proper amount of parking for duplex units.~~

3. drainage

- Provide fencing around the raingardens to prevent vehicles from parking or driving over the raingardens.

4. drainage

- Provide the proper stone bedding under the detention structures.

Planning

General Comments

5. Project number

- Applicant shall add COF# 2861 to all sheets in the plans set.

(The new COF number for this project was assigned after the project was resubmitted. Thus, the plans currently lack a COF number.)

6. Draft elevations (development plan)

- Elevations included in this submittal are in draft version and are included for staff/FMPC review purposes only. Approval of the development plan shall not be inferred as approval of the draft elevations. Complete building elevations shall be submitted and fully evaluated for compliance with Zoning Ordinance standards at the site plan stage.

(This condition was included in the comments provided to the applicant following previous submittals and is reiterated here.)

7. Auto-turn exhibit

- The AutoTurn exhibit(s) provided by the applicant shall not be construed in any way as being approved with this project. The applicant shall provide an updated AutoTurn exhibit at the site plan stage and shall work with staff to ensure that vehicles may safely and efficiently park, maneuver, and travel in the areas designated for those purposes.

(This condition appeared on the previous staff report and is reiterated here.)

Planning (Landscape)

General Comments

8. Lot Tree Chart

- Lot tree chart shall be provided on the Final Plat.