

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Cottages on Cummins Street PUD Subdivision, final plat  
**LOCATION:** 411 Cummins Street  
**PROJECT DESCRIPTION:** Final plat of 2 residential lots on 0.29 acres  
**APPLICANT:** Ken Church, Gresham Smith and Partners  
 (615) 770-8136, ken\_church@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:** Final plat  
**RECOMMENDATION:** Approval, with conditions

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PROJECT INFORMATION	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Residential
<b>Existing Zoning</b>	RX Residential Variety
<b>Proposed Zoning</b>	RX Residential Variety
<b>Acreage</b>	0.29 acres
<b>Proposed Number of Lots</b>	2 lots
<b>Development Standard</b>	Traditional
<b>Character Area Overlay</b>	CFCO-7 Central Franklin Character Area Overlay
<b>Other Applicable Overlays</b>	N/A
<b>Water Utility District</b>	City of Franklin

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	RX
<i>West</i>	Commercial	CC

**PROJECT BACKGROUND:**

A development plan for this project (COF# 2861) was reviewed by the FMPC at its September 26, 2013, meeting. The FMPC sent the project to the BOMA with a favorable recommendation. The BOMA approved the development plan at its November 12, 2013, meeting.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None

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

**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 (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
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 upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

**\*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:

Performance Agreement and Surety

13-1224 PLAT .pdf

1. Sureties

- Sureties for the following to be determined at Post-PC:  
Streets - \$ TBD  
Street Access - \$ TBD  
Sidewalks - \$ TBD  
Drainage - \$ TBD  
Sewer - \$ TBD  
Water - \$ TBD

Engineering

General Comments

2. Utility Services

- This is a new issue. Provide the location of the water and sewer services for the lots.

Planning

General Comments

3. Character area overlay

- Applicant shall correct note 5 to show that subject property lies within the CFCO-7 character area overlay.  
  
(This is a new comment. Due to conflicting GIS information, staff previously incorrectly identified the site as being within special area 3 of the CFCO.)

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