

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Berry Farms Town Center PUD Subdivision, final plat, section 4
LOCATION: Along Five Mile Crossing, north of Goose Creek Bypass and east of Berry Farms section 3
PROJECT DESCRIPTION: Final plat for 14 nonresidential lots and 4 open space lots on 21.34 acres
APPLICANT: Brandon Lambert, Littlejohn Engineering Associates
(615) 385-4144, blambert@leainc.com
OWNER: Rural Plains Partnership (Attn: Phil Fawcett)
(615) 550-5580, pfawcett@boyle.com
PROJECT STAFF: Donald Anthony
TYPE OF REVIEW: Final plat
RECOMMENDATION: Disapproval

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Commercial
Existing Zoning	ML Local mixed-use
Proposed Zoning	N/A
Acreage	21.34 acres
Proposed Number of Lots	18 lots (14 nonresidential and 4 open space)
Development Standard	Traditional
Character Area Overlay	GCCO-3 Goose Creek Character Area Overlay
Other Applicable Overlays	FFO, FWO
Water Utility District	City of Franklin

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	ML
<i>South</i>	Vacant	AG
<i>East</i>	Vacant	ML
<i>West</i>	Mixed-use	ML

PROJECT BACKGROUND: None

PROJECT REVIEW

STAFF RECOMMENDATION: Disapproval

COMMENTS: The applicant made changes to the corresponding approved site plan in the post-PC process. The post-PC for the site plan was failed by the Engineering Department. Staff recommends that this final plat not move forward until such time that the corresponding site plan has been reviewed and approved by City staff through the post-PC process.

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:

Engineering

Final Plat Berry Farms S4.pdf

1. General

- Site plan revision will not be approved at this time. See site plan revision notes.

Planning

General Comments

2. Recording of plat

- Post-PC for this plat shall not be accepted or approved until corresponding site plan (COF# 2539, currently in post-PC) has been approved by all relevant departments. Plat shall not be recorded until corresponding site plan has been fully approved.

Water/Sewer

General Comments

3. Water

- At this point, the site plan has not been approved. Water Management shall make comments when the site plan has been approved.

Zoning

General Comments

4. FFO/FEMA

- Until the City of Franklin approves a letter of map amendment from FEMA, no lots can be created in the flood plain as identified by the City. The applicant shall show the original FFO and FWO lines on the plat, in addition to the proposed relocation of these lines. With the submittal of the revised plat, any lot in the original FFO and/or FWO shall be removed from the plat. Lots not in the FFO/FWO can be platted at this time. The remainder of the lots shall be platted once the letter of map amendment has been approved by the City.

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