

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Benelli Park Subdivision, preliminary plat  
**LOCATION:** 425 Boyd Mill Avenue  
**PROJECT DESCRIPTION:** Preliminary plat for 11 residential lots and 2 open space lots on 5.06 acres  
**APPLICANT:** Greg Gamble, Gamble Design Collaborative  
(615) 224-8378, greggamble209@gmail.com  
**OWNER:** Owner 1: Kenneth Gaines, 425 Boyd Mill Ave.  
Owner 2: Mark Rogers and Damon Rogers, 431 Boyd Mill Ave.  
**PROJECT STAFF:** Donald Anthony  
**TYPE OF REVIEW:** Preliminary plat  
**RECOMMENDATION:** Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Residential
Proposed Land Use	Residential
Existing Zoning	R-3 High Residential
Proposed Zoning	N/A
Acreage	5.06 acres
Proposed Number of Lots	13 lots (11 residential and 2 open space)
Proposed Dwelling Units	11 dwelling units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: 1.04 acres Informal Open Space: N/A Total Open Space: 1.04 acres</i>
Physical Characteristics	Developed site
Development Standard	Traditional
Character Area Overlay	CFCO-3 Central Franklin Character Area Overlay
Other Applicable Overlays	HPO, FFO
Water Utility District	City of Franklin
Minimum Landscape Surface Ratio	0.40
Trip Generation	Not provided

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

**PROJECT BACKGROUND:** None

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions

**COMMENTS:** None

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

**PROCEDURAL REQUIREMENTS:**

1. The applicant shall upload the corrected preliminary plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of the corrected preliminary plat 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 shall be included with the .pdf upload and the set of corrected plans.
2. 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

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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. Streets

- There was a problem with the IDT system and this open issue was unintentionally deleted from the original review comments. The maximum cross slope and profile slope on a cul-de-sac is 5%.

Fire

Prelim Plat Set 425 Boyd Mill 1.13.14.pdf

2. Fire Protection

- Flow test pending due to weather reschedule.

Planning

General Comments

3. Static and residual pressures

- Applicant shall provide static and residual pressures at nearest fire hydrant.

4. Building envelopes

- Applicant shall remove building envelopes from preliminary plat.

Planning (Landscape)

General Comments

5. Tree Preservation

- Add this Note: "By trees 146 and 148 see note below."

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