

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Ovation Subdivision, preliminary plat
LOCATION: Southeast corner of Carothers Parkway and East McEwen Drive
PROJECT DESCRIPTION: 9 lots on 145.48 acres
APPLICANT: Seth Sparkman/Dan Barge, Barge Cauthen
OWNER: Glenn McGehee, SS McEwen, LLC
 Brian Reames, Highwoods Realty, LP
PROJECT STAFF: Emily Hunter
TYPE OF REVIEW: Preliminary Plat
RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Commercial/Office/Open Space/Residential (if rezoning occurs in future)
Existing Zoning	GC
Proposed Zoning	N/A
Acreage	145.48
Proposed Number of Lots	9 (7 buildable, 2 open space)
Physical Characteristics	The southern portion of the site lies within the HHO and 500' HHO Buffer. Some of the northern portion of the site near McEwen Drive is located in the 100-year floodplain/FFO. A natural water resource area (including a stream, pond, and wetland) runs through the site from the northwest to the southeast.
Development Standard	Conventional
Character Area Overlay	MECO-4
Other Applicable Overlays	FWO, FFO, HHO, HTO
Water Utility District	Mallory Valley

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant/Multifamily Residential	GC/RX
South	Vacant	ML/CI
East	Recreation/Open Space/Multifamily Residential	CI/RX
West	Vacant/Office	GC

PROJECT BACKGROUND: A variance to the stream buffer(s) has been granted by the Stormwater Appeals Board. This preliminary plat complies with this variance.

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 plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit one (1) complete and folded set and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once all conditions of approval related to engineering and tree preservation concerns have been met, the applicant shall submit one (1) half-size copy and four (4) full-size copies of the corrected grading/drainage and seven (7) full-size copies of the corrected water/sewer plans to the Department of Building and Neighborhood Services (Attn: Engineering Dept.) to be stamped and signed by city officials prior to the issuance of stormwater and grading permits and water/sewer approval, where applicable. It is also suggested that the applicant submit the stormwater and grading permit applications and stormwater maintenance plan and agreement in conjunction with the grading/drainage plan submittal.

4. The applicant shall submit (4) four sets of complete building plans, including the approved, revised site plans, to the Building and Neighborhood Services Department for review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. 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. Streets

- Knoll Top Lane roundabout node is to be removed, as it does not provide connectivity, only access. Give overall connectivity index calculation with this revision.

Ovation - submittal 001.pdf

2. Easements

The previous comment was not completely addressed. The applicant shall label the width of the sanitary sewer easement where it is not included in a roadway. Additionally, the easements shall be revised so that there is a minimum of 10' on either side of the waterlines. Alternatively, prior to Post-PC approval, the applicant shall provide a letter from Mallory Valley stating they will accept less than a 20' exclusive easement as shown on the plans.

Sanitary sewer easements require adequate width according to the depth of the line. Additional width for the sewer easements may be required. Separation between the sewer line and adjacent utilities may require additional space according to the depth of the utilities. Street trees will not be permitted within 10 feet of the sewer line or within the sewer easement.

Adjust the line weight of the TVA easements to match the line weight of the other easements.

Ovation Subdivision, preliminary plat - submittal 003.pdf

3. Sanitary Sewer

- Previous comment was not fully addressed.
The applicant shall revise the sanitary sewer alignment where it connects to an existing manhole near McEwen Drive. The applicant shall revise the alignment so the sewer only crosses perpendicular to the stream buffer and disturbance is minimized. The applicant shall revised the alignment of the sewer line so the sewer line crosses the proposed wetlands in the shortest possible manner. Sewer manholes must be placed outside of the wetlands or any other detention or water quality feature.

Parks

General Comments

4. BOMA Approval

- Agreement from BOMA needed: From Turning Wheel Drive west for approximately 280-/+ feet, the new road, Tribute Lane, is shown on City Park property. Before this section of roadway can be fully approved for construction, an agreement or approval from BOMA shall be obtained. Construction documents for this section of Tribute Lane shall not be approved until BOMA has agreed to permit the work and provide R.O.W./access easements.

Planning

Ovation Subdivision, preliminary plat - submittal 004.pdf

5. Setbacks

- Minimum building setback lines shall be removed and only listed in the site data chart. A note regarding the measurement of the setback lines from the Carothers R.O.W. shall also be added to the site data chart.

It appears that there is a right turn lane on Carothers that is not included within the proposed R.O.W. All proposed roadway and turn lanes shall be included in the R.O.W. to be dedicated. Since including the turn lane as R.O.W. will likely impact the distances from the road to the buildings, the applicant shall continue to work with staff to identify the exact distances of the buildings from the R.O.W.

The setbacks shall be further identified with the upcoming PUD Development Plan submittal for this section. The applicant shall add a note to the setback information that states that the setbacks may be modified with an upcoming PUD development plan approval.

Planning (Landscape)

General Comments

6. Tree Preservation

- The Tree Preservation Plan shall be shown on the Development Plan or Site Plan, whichever is submitted first.

7. Specimen Trees

- All specimen trees to be removed in the right of way for the roads shall be shown and a plan for tree replacement at the rate of 2 to 1 shall be shown on the Development Plan or Site Plan and the grading/infrastructure plans.