

**FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Amelia Park PUD Subdivision, final plat, section 2  
**LOCATION:** 4121 Clovercroft Road  
**PROJECT DESCRIPTION:** 25 residential lots and 2 open space lots on 66.20 acres  
**APPLICANT:** Robert Searson, Littlejohn Engineering Associates, Inc.  
**OWNER:** Matthew Williams, Pulte Group Inc.  
**PROJECT STAFF:** Emily Hunter  
**TYPE OF REVIEW:** Final Plat  
**RECOMMENDATION:** Approval, with conditions

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<b>PROJECT INFORMATION</b>	
<b>Existing Land Use</b>	Vacant
<b>Proposed Land Use</b>	Single-Family Residential
<b>Existing Zoning</b>	RX
<b>Proposed Zoning</b>	N/A
<b>Acreage</b>	66.20
<b>Proposed Number of Lots</b>	27 (25 buildable, 2 open space)
<b>Development Standard</b>	Conventional
<b>Character Area Overlay</b>	SWCO-2
<b>Other Applicable Overlays</b>	N/A
<b>Water Utility District</b>	Milcrofton

<b>SURROUNDING ZONING AND LAND USE</b>		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Single-Family Residential	RX
<i>South</i>	Single-Family Residential	Outside city limits
<i>East</i>	Single-Family Residential	Outside city limits
<i>West</i>	Single-Family Residential	Outside city limits

**PROJECT BACKGROUND:** The site plan for Amelia Park, sections 2-6, was administratively approved in June 2013.

**PROJECT REVIEW**

**STAFF RECOMMENDATION:** Approval, with conditions;

**COMMENTS:** None;

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

**SURETIES:**

1. Surety amounts shall be determined prior to final staff approval/sign-off of this plat.

**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. In coordination with the Ingraham property and development, the Amelia Park Sections 2-6 site plan shall be revised to show the final approved alignment of Market Street.

\* 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.

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## **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.

COF# 2982

**CONDITIONS OF APPROVAL:**

**Engineering**

**General Comments**

**1. Sureties**

- Street sureties TBD
- Drainage sureties TBD
- Sewer sureties TBD
- Sidewalk sureties TBD

**Planning**

**General Comments**

**2. R.O.W.**

- The applicant shall revise the R.O.W. dedication note on Sheet 3 of the final plat to add: "Upon completion of the final alignment of Market Street, the owner of Lots 161 & 165 shall dedicate the required R.O.W. to the City and construct the remaining portion of Market Street to the southern property line."

**Streets**

**[2982 Final Plat Amelia Park S2.pdf](#)**

**3. ADA ramps/Detectable warnings**

- Revise placement of ADA Ramps/Detectable warnings as per phone conversation with Street Department.

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