

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Hurstbourne Park PUD Subdivision, final plat, section 3
LOCATION: 188 Chester Stephens Road
PROJECT DESCRIPTION: 36 residential lots and 6 open space lots on 19.27 acres
APPLICANT: Ken Church, Gresham Smith and Partners
OWNER: John Waits, Drees Premier Homes, Inc.
PROJECT STAFF: Emily Hunter
TYPE OF REVIEW: Final Plat
RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Single Family Residential
Existing Zoning	R-2
Proposed Zoning	N/A
Acreage	19.27
Proposed Number of Lots	42
Development Standard	Conventional
Character Area Overlay	SWCO-2
Other Applicable Overlays	N/A
Water Utility District	Milcrofton

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	R-2/County
<i>South</i>	Single Family Residential	R-2
<i>East</i>	Single Family Residential	County
<i>West</i>	Single Family Residential	R-1

PROJECT BACKGROUND: None;

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. 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

General Comments

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. Easements

- Provide a 20 feet wide drainage easement at the back of lots 100 through 104.

Planning

14-0512_24993_SECT-3_PLAT-18 x 24 PLAT.pdf

3. Addressing

- Applicant shall add addresses to final plat.

Hurstbourne Park PUD Subdivision, final plat, section 3 - submittal 003.pdf

4. Addressing

- Chester Stephens Road shall be spelled as it appears on the city maps.

Planning (Landscape)

General Comments

5. Single Family lot tree chart

- Applicant shall show the Detached Single Family Lot Tree Chart as provided in COF Administrative Manual.

Streets

Hurstbourne Park PUD Subdivision, final plat, section 3 - submittal 003.pdf

6. Drainage easement

- Off site water was not addressed during site development, water running off of Chester Stevens needs to be redirected. A drainage easement needs to be established at the rear of lots 100 to lot 104 to accomidate run on water.

Water/Sewer

General Comments

7. Wastewater

- The 8" sewer line to the south of lot 100 shall have a sewer easement that matches the depth of the sewer line. Any sewer that is outside of the public right away must have an easement.

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