

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Highlands at Ladd Park PUD Subdivision, Final Plat, section 21

LOCATION: Located along eastern portion of Finnhouse Lane and Dartmoor Lane.

PROJECT DESCRIPTION: Final plat of 40 residential lots and 1 open space on 11.57 acres

APPLICANT: David Reagan, HFR Design, Inc

OWNER: Trillium Farms, LP

PROJECT STAFF: Brad Baumgartner

TYPE OF REVIEW: Final Plat

RECOMMENDATION: Favorable recommendation to BOMA

| PROJECT INFORMATION | |
|----------------------------------|---|
| Existing Land Use | Vacant |
| Proposed Land Use | Single Family Residential |
| Existing Zoning | R-2 Medium Residential |
| Proposed Zoning | N/A |
| Acreage | 11.57 |
| Proposed Number of Lots | 41 |
| Development Standard | Traditional |
| Character Area Overlay | GCCO-6 Goose Creek Character Area Overlay |
| 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 |
| <i>South</i> | Single Family Residential | R-2 |
| <i>East</i> | Single Family Residential | R-2 |
| <i>West</i> | Single Family Residential | R-2 |

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

2

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# 4597

CONDITIONS OF APPROVAL:

Engineering

General Comments

- Provide drainage easements across all lots where stormwater runoff from one lot crosses any other lot. These easements must coincide with the drainage patterns indicated on the site grading plan and the stormwater management plan.
- Sureties for the following to be determined at Post-PC:
 - Streets - \$ TBD
 - Street Temporary Turn A Rounds - \$ TBD
 - Street Access \$ TBD
 - Sidewalks - \$ TBD
 - Drainage - \$ TBD
 - Water - \$ TBD
 - Sewer - \$ TBD

Planning

General Comments

- Applicant shall include street classification of Carothers Parkway.
- Applicant shall clarify on the plat the area behind lots 891-878 and south of open space lot 2010.

Planning (Landscape)

General Comments

- Lot tree chart provided is incorrect. The chart provided is for Section 20, not Section 21 as required.
- There is no lot 2014 shown on the plat, as listed on the Lot Area Table.

Water/Sewer

General Comments

- 8" sanitary sewer line in open space lot must have designated easement. This is a new comment.