FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: The Highlands at Ladd Park PUD Subdivision, Final Plat, section 22

LOCATION: Located along Finnhorse Lane

PROJECT DESCRIPTION: Final plat of 21 residential lots and 1 open space on 14.03 acres

APPLICANT: David Reagan, HFR Design, Inc

OWNER: Trillium Farms, LP

PROJECT STAFF: Brad Baumgartner

TYPE OF REVIEW: Final Plat

RECOMMENDATION: Favorable reccomendation 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	14.03
Proposed Number of Lots	22
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
North	Single Family Residential	R-2
South	Single Family Residential	County
East	Single Family Residential	R-2
West	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

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# 4599

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Easements

- The previous comment "All stormwater runoff from impervious areas must flow through a water quality treatment train and detention prior to leaving the site. The water quality and detention features must be in an open space so they can be maintained by the HOA. The water quality and detention features must be accessible so they can be maintained by the HOA. Provide an open space for the water quality features. Provide a separate drainage easement for the drainage pipe and structures behind and beside the lots. The easement must be set at a width that will allow for repair and maintenance of the line and structures" was not completely addressed. Stormwater runoff must not flow off site in a concentrated flow where prior to development the stormwater conveyance was in the form of sheet flow.

2. Sureties

- 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

3. Overhead Easement

- Applicant shall include documentation that from owners of this easment allowing it to be removed and or relocated.

Planning (Landscape)

General Comments

4. Detached Single Family Lot Tree Chart

- Square footage listed for lots 968-975 on the Lot Tree Chart is inconsistant with what is listed on the Lot Area Table.

5. Lot Area Table

- Lots 973-976 are not labeled correctly on the Lot Area Table.

Water/Sewer

General Comments

6. Wastewater

- Applicant failed to address the width of sewer easements. The depth of the sewer line determines the width of the sewer easement. The sewer easement in some areas shall be wider than the minimum easement.

7. Wastewater

- This is a new comment. The detention pond cannot be in sanitary sewer easement. Applicant shall revise detention.