



MEMORANDUM

DATE: 8/20/14

TO: Franklin Municipal Planning Commission

FROM: Brad Baumgartner, Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: **8/28/14 FMPC—Item 13**, Highlands at Ladd Park PUD Subdivision, final plat, section 15, revision 2, creating 29 single family lots and three open space lots on 9.73 acres, located at the intersection of Molly Bright Lane and Fowler Circle.

Purpose

The purpose of this memo is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning a second final plat revision for Section 15 of the Highlands at Ladd Park PUD Subdivision.

Project Information

COF Project Number: 4626

Applicant: David Reagan, HFR Design, Inc.

Owner: Paul Arnold, Trillium Farms, LP

Background/Staff Comments

Section 15 is located at the intersection of Molly Bright Lane and Fowler Circle. This final plat revision is a resubmittal of a plat that is soon to expire. The changes made on this particular revision are to lot 218 and the right-of-way of Fowler Circle. The proposed final plat is consistent with the approved Highlands at Ladd Park PUD Development Plan and the Franklin Land Use Plan. The site plan was approved by Planning Commission on September 24, 2014.

Recommendation

Staff recommends **approval, with conditions.**

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

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.

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.

CONDITIONS OF APPROVAL:

Engineering

General Comments

1. Streets

- The previous comment "Provide the location of the street connection to Section 21" was not completely addressed. Provide a line on the plat that indicates the location of the portion of the street that is to be constructed in Section 15 and show a portion of the street that will be constructed in the adjacent section.

2. drainage

- Provide the location of all of the storm drainage structures and pipe that will be constructed in section 15.

Performance Agreement and Surety

General Comments

3. Sureties

- Sureties for the following to be determined at resubmittal by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

II. City Sewer:

III. Streets (including private streets):

IV. Street Access (separate surety):

V. Sidewalks:

VI. Drainage:

VII. Green Infrastructure:

Applicant shall upload excel file with quantities with resubmittal and include totals for each surety category, as listed above, in response to this comment.

Water/Sewer

[2011132-sec-15 plat-COF 4626-RESUBITTAL 8-7-14.pdf](#)

4. Wastewater

- Applicant shall provide the size of the sewer main running behind lots 207- 210. Applicant shall also check the depth of the sewer line and show correct easement width to the depth of sewer line. This comment has been added due to the sewer line being added to the plat.

