



HISTORIC
FRANKLIN
TENNESSEE

MEMORANDUM

DATE: 8/20/2014

TO: Franklin Municipal Planning Commission

FROM: Andrew Orr, Principal Planner
Catherine Powers, Director of Planning and Sustainability

SUBJECT: 8/28/14 FMPC—Item 16, Westhaven PUD Subdivision, final plat, section 42, creating 9 residential lots and five open space lots on 0.70 acres, located along Keats Street.

Purpose

The purpose of this memo is to provide information to the FMPC concerning a final plat for Westhaven PUD Subdivision Section 42.

Project Information

COF Project Number: 4624

Applicant: Judy Gregg, Wilson and Associates

Owner: Tim Downey, Westhaven Partners LLC

Background/Staff Comments

The proposed final plat creates nine residential lots and five open space lots along Keats Street. A site plan for this section was administratively approved with conditions on August 20, 2014. The residential use is consistent with the Land Use Plan and the design is compatible with the Westhaven Pattern Book.

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. Sureties

- Applicant shall submit bonds for the following:

Streets - \$TBD

Temp turnarounds - \$TBD

Sidewalks - \$TBD

Sewer - \$ TBD

2. Easements

- Applicant shall provide an easement for sidewalk near Curves C8/C9/C10.

3. Open Space

- Applicant to call out open space lot adjacent to lot 1651

Planning

General Comments

4. Lot numbers

- This is a continuation of an existing issue. Currently, every open space lot on the plat is given the same open space lot number-5067. Please give each individual-non contiguous open space lot its own lot number. Confirm the total number of open space lots.

