

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Breezeway Subdivision, final plat, section 2
LOCATION: Herbert Drive and Victorian Park Circle
PROJECT DESCRIPTION: 34 lots on 47.63 acres
APPLICANT: Kevin Birdwell, Ragan Smith (kbirdwell@ragansmith.com)
OWNER: John Waits, Drees Homes (jwaits@dreeshomes.com)
PROJECT STAFF: Emily Hunter
TYPE OF REVIEW: Final Plat
RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	N/A
Existing Zoning	R-1
Proposed Zoning	N/A
Acreage	47.63
Proposed Number of Lots	34
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A
Physical Characteristics	N/A
Character Area Overlay/ Development Standard	SWCO-5/Conventional
Other Applicable Overlays	HHO
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Agricultural	County Zoning
South	Single Family Residential	R-1
East	Single Family Residential	County Zoning
West	Vacant	R-1

INFRASTRUCTURE AVAILABILITY	
Water	Mallory Valley Utility District;
Sewer	Available;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Access provided from Herbert Drive off Clovercroft;
Trip Generation	Not provided;

PROJECT MEETS FRANKLIN'S **LAND USE PLAN:** **Yes**
GREENWAY/OPEN SPACE PLAN: **N/A**
HISTORIC DISTRICT GUIDELINES: **N/A**

PROJECT BACKGROUND: None;

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

1. The R.O.W. note for McEwen Drive shall be revised to state that Breezeway will coordinate and "dedicate" (not "construct") the portion of McEwen that was agreed upon by the development and the City with the Conservation Plan approval.

PLANNING (LANDSCAPE):

2. Landscape surety shall be established as shown in performance agreements and sureties below.

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

Landscape	\$	176,000
Sewer	\$	TBD
Drainage	\$	TBD
Streets	\$	TBD
Sidewalks	\$	TBD
Total	\$	TBD

* The performance agreement(s) and sureties must be posted prior to the issuance of a building permit.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all subsequent submittals and transmittal letters.
2. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
3. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
4. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

***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.