

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Simmons Ridge PUD Subdivision, final plat

LOCATION: 4408 South Carothers Road

PROJECT DESCRIPTION: 2 nonbuildable lots on 87.35 acres

APPLICANT: Mark Cantrell, Arrowhead Survey
(mark@arrowheadsurvey.com)

OWNER: Jimmy Franks, J.N. Franks III, and Brenda Franks Hale
(Contact: Doug Hale, Hale and Hale, PLC, dhaleandhale.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	RX
Proposed Zoning	N/A
Acreage	87.35
Proposed Number of Lots	2 (nonbuildable)
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	MECO-6/Conventional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family Residential/Agricultural/Vacant	County Zoning
South	Single Family Residential/Agricultural	AG/County Zoning
East	Single Family Residential	County Zoning
West	Vacant	RX

INFRASTRUCTURE AVAILABILITY	
Water	Milcrofton Utility District;
Sewer	Not available;
Reclaimed Water	Not available;

TRANSPORTATION	
Site Access	Access provided from South Carothers Road;
Trip Generation	Not provided;

PROJECT MEETS FRANKLIN'S

LAND USE PLAN:	Yes
GREENWAY/OPEN SPACE PLAN:	Yes
HISTORIC DISTRICT GUIDELINES:	N/A

PROJECT BACKGROUND: The Regulating Plan for this subdivision was approved at the February 24, 2011 FMPC meeting. A site plan for this subdivision has not yet been submitted or approved, but the applicant wishes to subdivide the property into two lots to convey ownership of one section to another party. Both lots are to be designated as non-buildable until site plans/construction documents are approved by the City of Franklin. Once the site plans/construction documents are approved, the applicant may submit a revised final plat for FMPC approval that removes the non-buildable designation.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions;

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

1. The minor collector label for Carothers Road shall be revised to "Major Collector."

2. The applicant shall add "non-buildable" labels to each lot.
3. The applicant shall add the owner's email address to the owner contact information.
4. Notes 2 and 10 shall be removed since the corrected zoning information is provided elsewhere on the plat.
5. The side setback shall be revised to "5 feet on each side with 12 feet between buildings."
6. The total acreage listed in the title block shall be revised to 87.35.

PLANNING (LANDSCAPE):

7. Buffers as established on the Regulating Plan shall apply to this revision. The applicant shall label the incompatible use buffers on the final plat.

ENGINEERING:

8. The applicant shall add a note that the developer of these lots shall extend the sewer main from the nearest existing manhole across the property/properties being developed to a location that will provide sewer service to the adjacent properties. The location of the sewer line must be approved by the City of Franklin Water Management Department. The sewer line and the sewer line easement shall be located outside of the stream buffers if the line is not crossing the stream.
9. The applicant shall label Carothers Branch.

BUILDING AND NEIGHBORHOOD SERVICES:

10. None;

FIRE:

11. None;

PARKS:

12. None;

WATER/SEWER:

13. None;

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.