

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Hurstbourne Park PUD Subdivision, final plat, section 2

LOCATION: Northwest of Murfreesboro Road and Hurstbourne Park Boulevard

PROJECT DESCRIPTION: 30 lots on 14.33 acres

APPLICANT: Ken Church, Gresham Smith and Partners
(ken_church@gspnet.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-2
Proposed Zoning	N/A
Acreage	14.33
Proposed Number of Lots	30
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-2/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	County Zoning
South	Single Family Residential	County Zoning
East	Single Family Residential	County Zoning
West	Single Family Residential/Utilities	R-1

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

TRANSPORTATION	
Site Access	Access provided from Hurstbourne Park Boulevard off Hwy 96 East;
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 symbols on the legend shall be verified, particularly in regards to the drainage easements and tree preservation areas.
2. Note 19 shall be revised to state "...confirmed by CITY of Franklin."
3. The signature block for approval of water and sewer systems shall be revised to "Certificate of Approval of Sewer Systems." References to the water system shall be removed from the language listed in this sewer signature block. The signature block for water approval is provided above the sewer signature block.
4. Addresses for lots 41, 33, 32, and 27 shall be corrected.

- The zoning information provided in a box at the bottom of the plat shall be corrected to list the current base zoning (R-2), the character area overlay zoning district (SWCO-2), and the applicable development standard (Conventional).

PLANNING (LANDSCAPE):

- Landscape surety was established with the original Hurstbourne Park PUD Subdivision Site Plan for this section at \$85,000 (COF #1198). The surety shall remain applicable to this section. Since the original posting of the surety was removed, it shall be re-established prior to the recording of this final plat.

ENGINEERING:

- None;

BUILDING AND NEIGHBORHOOD SERVICES:

- None;

FIRE:

- None;

PARKS:

- None;

WATER/SEWER:

- None;

***PERFORMANCE AGREEMENTS AND SURETIES:**

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:

- The City's project identification number shall be included on all subsequent submittals and transmittal letters.
- 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.
- 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.