

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Franklin Housing Authority (Granbury and Strahl Street) PUD
Subdivision, Final Plat, Lots 1-3

LOCATION: 145 Strahl Street

PROJECT DESCRIPTION: 3 lots on 8.84 acres

APPLICANT: Adam Crunk, Littlejohn Engineering Associates
(acrunk@leainc.com)

OWNER: Derwin Jackson, Franklin Housing Authority
(djackson@franklinhousingauthority.com)

PROJECT STAFF: Micah Wood

TYPE OF REVIEW: Final Plat

RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Multifamily residential
Proposed Land Use	Multifamily residential
Existing Zoning	RX
Proposed Zoning	N/A
Acreage	8.84
Proposed Number of Lots	3
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: with the site plan</i> <i>Informal Open Space: with the site plan</i> <i>Total Open Space: with the site plan</i>
Physical Characteristics	Gently sloping from south to north;
Character Area Overlay/ Development Standard	CFCO-3; Traditional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	0.10

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Detached Residential	R-6

<i>South</i>	Civic and Institutional	CI
<i>East</i>	Office/Retail	CC
<i>West</i>	Detached Residential	R-6

INFRASTRUCTURE AVAILABILITY	
Water	Available
Sewer	Available
Reclaimed Water	Not available

TRANSPORTATION	
Site Access	Strahl and Granbury Streets
Trip Generation	N/A

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

PROJECT BACKGROUND: None;

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. None;

ENGINEERING:

3. The applicant shall provide a drainage easement for the stormwater flowing across the property from the adjacent property southeast of the site.

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. None;

PROCEDURAL REQUIREMENTS:

1. 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.
2. 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.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
5. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.

***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.