

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Westhaven PUD Subdivision, Section 21, Revision 3
LOCATION: South of Prospect Way and west of Westhaven Boulevard
PROJECT DESCRIPTION: ROW Revision to Byron Way
APPLICANT: Joey Wilson, Wilson & Associates (jwilson@wilsonpc.com)
OWNER: Tim Downey, Westhaven Partners
 (tim.downey@southernland.com)
PROJECT STAFF: Micah Wood
TYPE OF REVIEW: Final Plat
RECOMMENDATION: Approval, with conditions

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Detached Residential
Existing Zoning	ML
Proposed Zoning	N/A
Acreage	2.10 acres
Proposed Number of Lots	N/A
Proposed Dwelling Units	N/A
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: N/A Informal Open Space: N/A Total Open Space: N/A</i>
Physical Characteristics	Graded site;
Character Area Overlay/ Development Standard	WHCO-1 / Traditional
Other Applicable Overlays	N/A
Proposed Building Height	N/A
Minimum Landscape Surface Ratio	.20

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant	ML

<i>South</i>	Detached Residential	ML
<i>East</i>	Vacant	ML
<i>West</i>	Attached Residential	ML

INFRASTRUCTURE AVAILABILITY	
Water	Available;
Sewer	Available;
Reclaimed Water	Available;

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

PROJECT BACKGROUND: This plat revises a portion of the ROW along Byron Way.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions.

COMMENTS: The improvements for this section were bonded with the site plan for COF#2068. There are no changes to infrastructure based on this plat that would require those amounts to be revised.

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. Landscape surety for \$2,000.00 was posted under site plan COF 2068 and shall remain;

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. None;

WATER/SEWER:

7. 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.