City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, July 26, 2018 | **6:00 PM** | **City Hall Training Room**

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, July 26, 2018, at 6:00 pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:
1. *Applicant/staff presentation, and*
2. *BOMA and FMPC comments.*

CALL TO ORDER

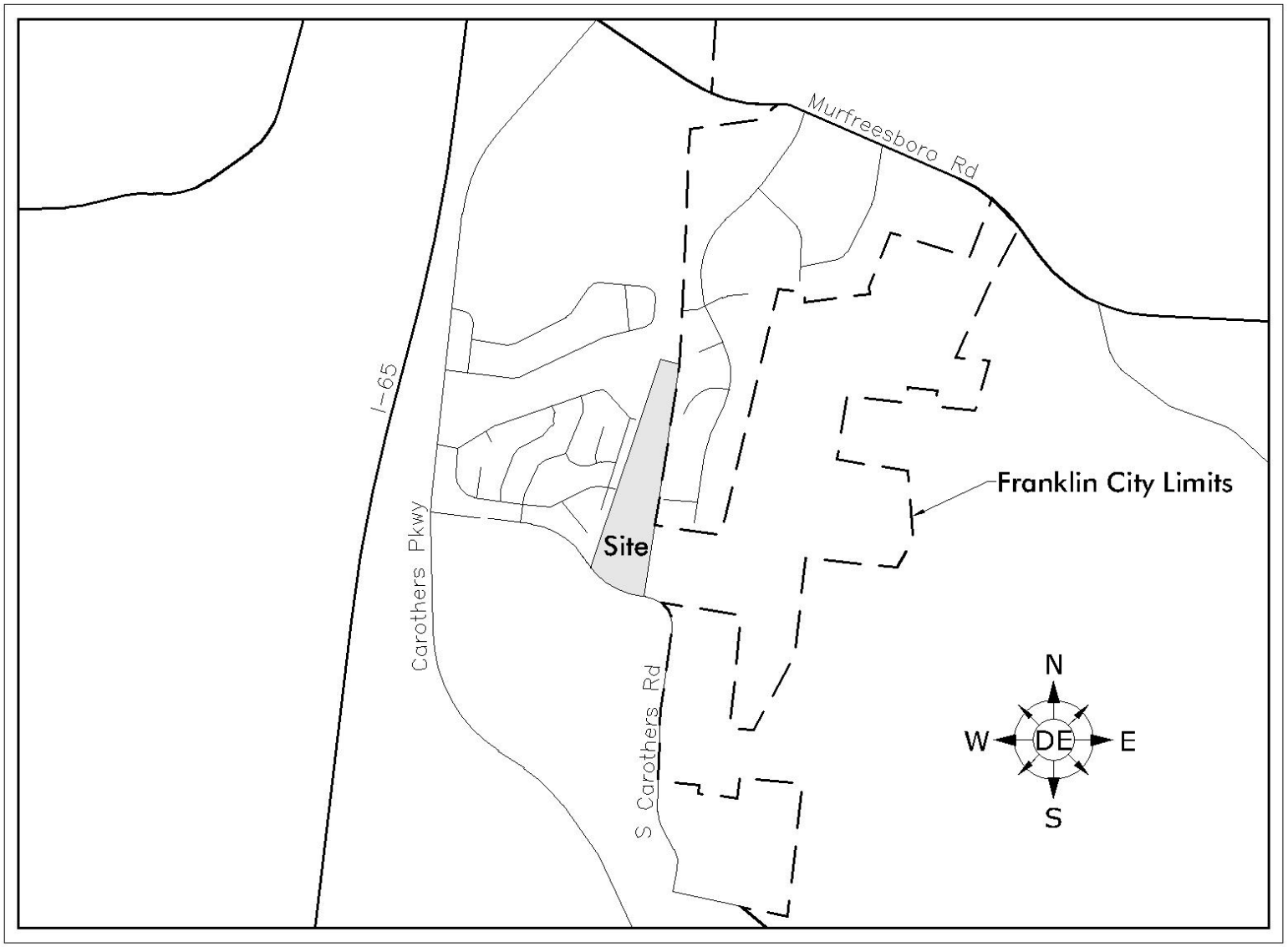
NEW BUSINESS

1. 18-0699 (6:00 - 6:20 pm): Discussion of a Development Plan proposing 44 detached residential lots on 21.7 acres, near the intersection of Carothers Parkway and S. Carothers Road, located at 4338 & 4340 S. Carothers Road.

Attachments: 4338 & 4340 S Carothers

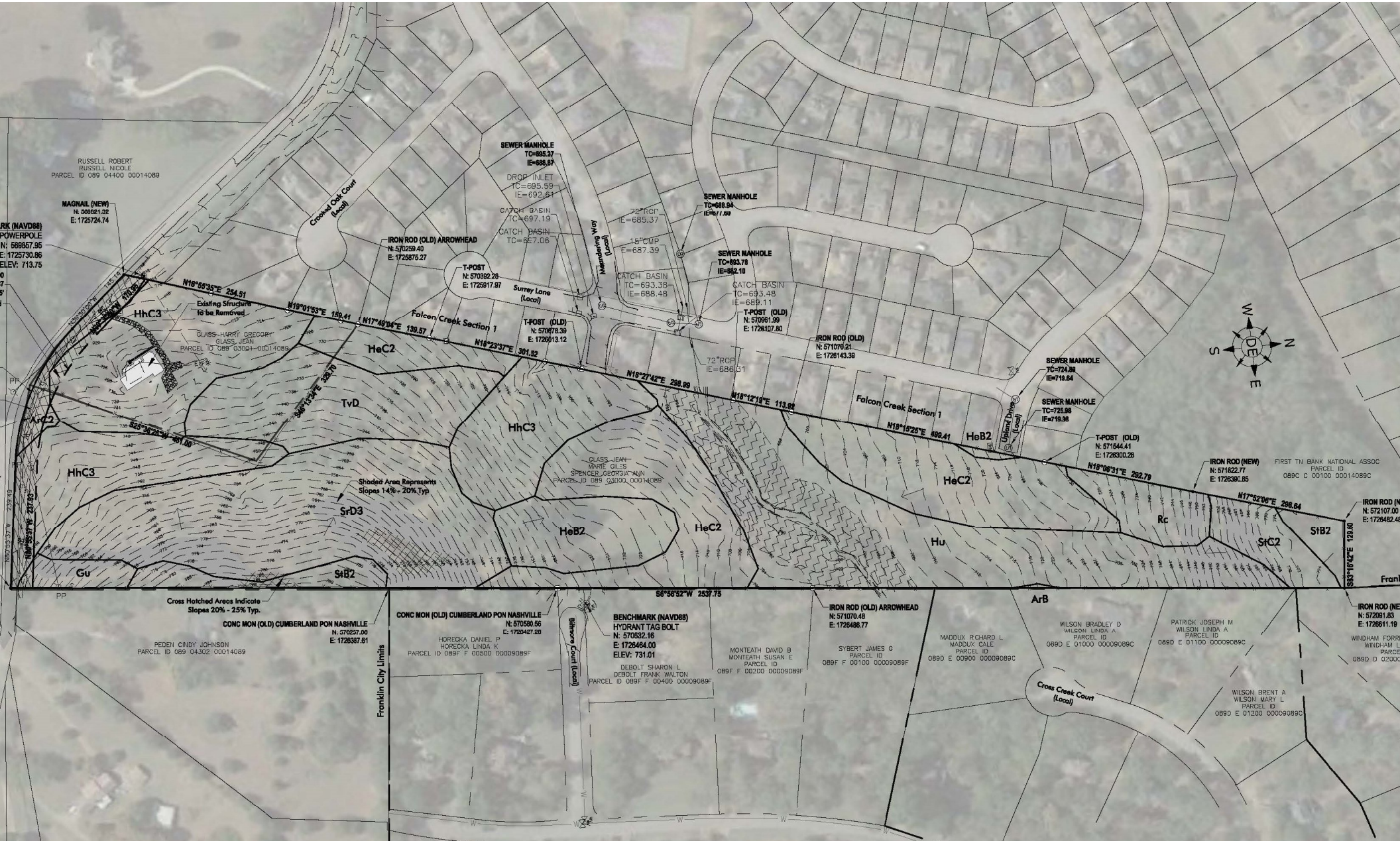
OTHER BUSINESS

4338 & 4340 South Carothers Road PUD

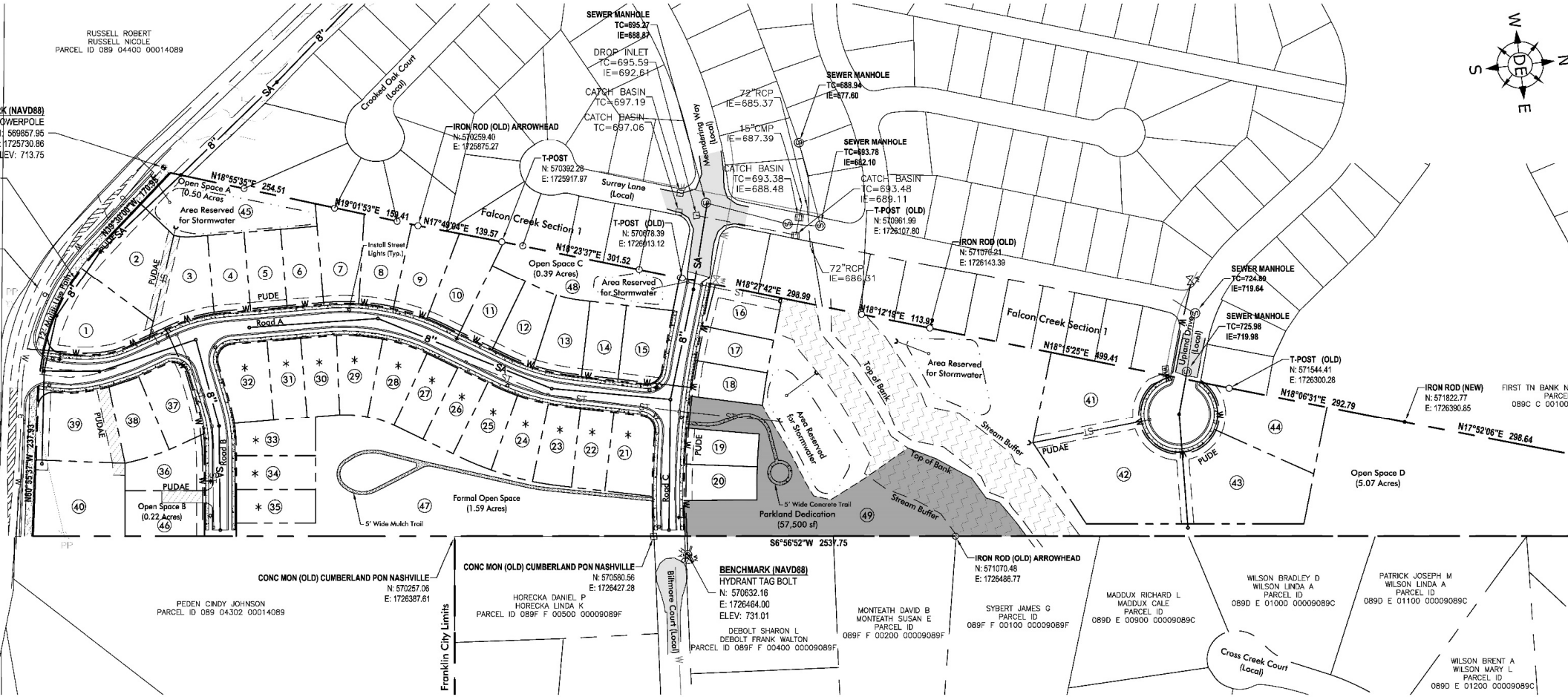


Vicinity Map

NTS

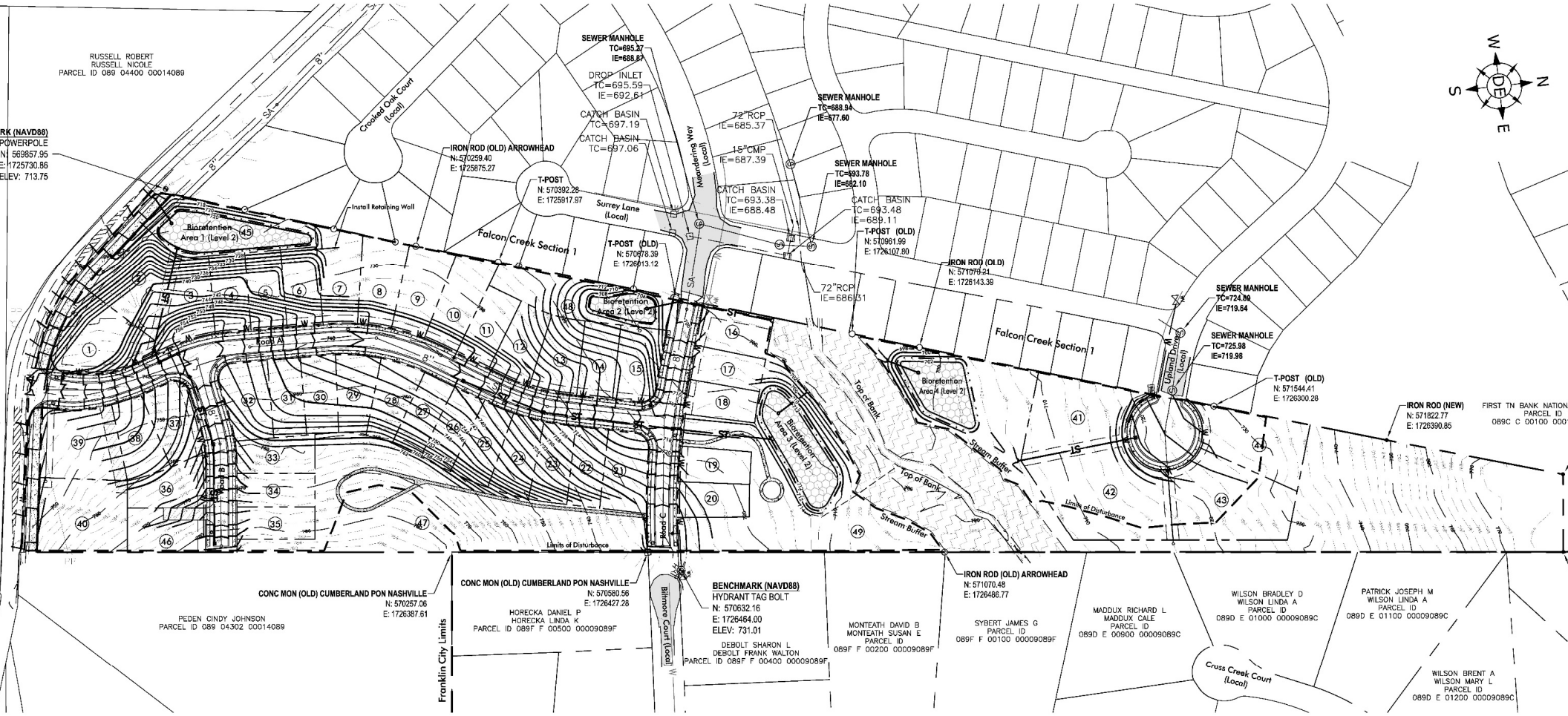


Existing Conditions



RUSSELL ROBERT
RUSSELL NICOLE
PARCEL ID 089 04400 00014089
SEWER MANHOLE
TC=695.27
IE=688.87
DROP INLET
TC=695.59
IE=692.61
CATCH BASIN
TC=697.19
CATCH BASIN
TC=697.06
Crooked Oak Court (Local)
IRON ROD (OLD) ARROWHEAD
N: 570259.40
E: 1725875.27
T-POST
N: 570392.28
E: 1725917.97
Surrey Lane (Local)
Meandering Way (Local)
72"RCP
IE=685.37
15"CMP
IE=687.39
CATCH BASIN
TC=693.38
IE=688.48
SEWER MANHOLE
TC=688.94
IE=677.60
SEWER MANHOLE
TC=693.78
IE=682.10
CATCH BASIN
TC=693.48
IE=689.11
T-POST (OLD)
N: 570961.99
E: 1726107.80
IRON ROD (OLD)
N: 571070.21
E: 1726143.39
72"RCP
IE=686.31
SEWER MANHOLE
TC=724.89
IE=719.64
SEWER MANHOLE
TC=725.98
IE=719.98
T-POST (OLD)
N: 571544.41
E: 1726300.28
IRON ROD (NEW)
N: 571822.77
E: 1726390.85
FIRST TN BANK N
PARCE
089C C 00100
N18°55'35"E 254.51
Open Space A
(0.50 Acres)
Area Reserved for Stormwater
N19°01'53"E 159.41
N17°49'04"E 139.57
Falcon Creek Section 1
N18°23'37"E 301.52
T-POST (OLD)
N: 570678.39
E: 1726013.12
Open Space C
(0.39 Acres)
Area Reserved for Stormwater
Install Street Lights (Typ.)
N18°27'42"E 298.99
N18°12'19"E 113.92
Falcon Creek Section 1
N18°15'25"E 499.41
Upland Drive (Local)
N18°06'31"E 292.79
N17°52'06"E 298.64
Area Reserved for Stormwater
Top of Bank
Stream Buffer
Top of Bank
Stream Buffer
Area Reserved for Stormwater
Road A
Road B
Road C
PUDE
PUDAE
Open Space B
(0.22 Acres)
Formal Open Space
(1.59 Acres)
5' Wide Mulch Trail
5' Wide Concrete Trail
Parkland Dedication
(57,500 sf)
Open Space D
(5.07 Acres)
S6°56'52"W 2537.75
CONC MON (OLD) CUMBERLAND PON NASHVILLE
N: 570257.06
E: 1726387.61
CONC MON (OLD) CUMBERLAND PON NASHVILLE
N: 570580.56
E: 1726427.28
BENCHMARK (NAVD88)
HYDRANT TAG BOLT
N: 570632.16
E: 1726464.00
ELEV: 731.01
IRON ROD (OLD) ARROWHEAD
N: 571070.48
E: 1726486.77
PEDEN CINDY JOHNSON
PARCEL ID 089 04302 00014089
HORECKA DANIEL P
HORECKA LINDA K
PARCEL ID 089F F 00500 00009089F
Franklin City Limits
Biltmore Court (Local)
DEBOLT SHARON L
DEBOLT FRANK WALTON
PARCEL ID 089F F 00400 00009089F
MONTEATH DAVID B
MONTEATH SUSAN E
PARCEL ID
089F F 00200 00009089F
SYBERT JAMES G
PARCEL ID
089F F 00100 00009089F
MADDUX RICHARD L
MADDUX CALE
PARCEL ID
089D E 00900 00009089C
WILSON BRADLEY D
WILSON LINDA A
PARCEL ID
089D E 01000 00009089C
PATRICK JOSEPH M
WILSON LINDA A
PARCEL ID
089D E 01100 00009089C
Cross Creek Court (Local)
WILSON BRENT A
WILSON MARY L
PARCEL ID
089D E 01200 00009089C

Layout



Grading and Infrastructure