



## Legislation Details (With Text)

**File #:** 19-0276      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 3/14/2019      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 3/28/2019      **Final action:** 3/28/2019  
**Title:** The Standard at Cool Springs Subdivision, Final Plat, Revision 2 (Resubdivision of Lot 2 and Lot 3), Creating 30 Lots, Including One Multifamily Lot, 28 Townhouse Lots, And One Open Space Lot, On 22.51 Acres, Located at 1222 Liberty Pike. (CONSENT AGENDA)  
**Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga, Christopher Andrews  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. MAP - 6917 - The Standard at Cool Springs Subdivision, Final Plat, Revision 2 (Resubdivision of Lot 2 and Lot 3), 2. COA - 6917 The Standard Conditions of Approval\_01, 3. PLAT - 3546124\_STANDARD\_RESUB\_PLAT\_2019\_0306

Date	Ver.	Action By	Action	Result
3/28/2019	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** March 20, 2019  
**TO:** Franklin Municipal Planning Commission  
**FROM:** Christopher Andrews, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

The Standard at Cool Springs Subdivision, Final Plat, Revision 2 (Resubdivision of Lot 2 and Lot 3), Creating 30 Lots, Including One Multifamily Lot, 28 Townhouse Lots, And One Open Space Lot, On 22.51 Acres, Located at 1222 Liberty Pike. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6917

**Applicant:** Brad Thomas, Barge, Waggoner, Sumner and Connor, Inc.

**Owner:** Steve Beins, Mosby Cool Springs, LLC

### Background/Staff Comments

The applicant is seeking approval of a final plat for the second revision of the Standard at Cool Springs Subdivision, creating one multifamily lot that also contains the private drive Southstar Boulevard, one open space lot, and 28 townhouse lots. The subdivision was originally approved in 2015, with the most recent revision to Lots 2 and 3 gaining approval in June 2017. The development is within the RM-20 zoning district and does not include a development plan.

**Recommendation**

**Approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.