



Legislation Details (With Text)

File #: 18-0389 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 4/16/2018 **In control:** Franklin Municipal Planning Commission
On agenda: 4/26/2018 **Final action:** 4/26/2018
Title: Westhaven PUD Subdivision, Final Plat, Section 50, Creation of 8 Attached Residential Lots, 42 Detached Residential Lots, and 3 Open Space Lots on 11.96 Acres, Located Near the Intersection of Championship Blvd and Jewell Ave Within the Westhaven Development. (CONSENT AGENDA)
Sponsors: Franklin Municipal Planning Commission, Josh King
Indexes:
Code sections:
Attachments: 1. Westhaven FP Sec 50 Map, 2. Westhaven_Sec50_Conditions of Approval_01.pdf, 3. Westhaven50_COF 6665 Final Plat.pdf

Date	Ver.	Action By	Action	Result
4/26/2018	1	Franklin Municipal Planning Commission	approved	Pass

DATE: April 18, 2018

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Westhaven PUD Subdivision, Final Plat, Section 50, Creation of 8 Attached Residential Lots, 42 Detached Residential Lots, and 3 Open Space Lots on 11.96 Acres, Located Near the Intersection of Championship Blvd and Jewell Ave Within the Westhaven Development. (CONSENT AGENDA)

Project Information

COF Project Number: 6665
Applicant: Judy Gregg, Wilson and Associates
Owner: Brian Sewell, Southern Land LLC.

Background/Staff Comments

The applicant is creating 50 new residential lots, 8 attached and 42 detached lots, with 3 open space lots. The associated site plan for this section (COF number 6480) was administratively approved in July of 2017.

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 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.