



## Legislation Details (With Text)

**File #:** 16-0794      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 9/2/2016      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 9/22/2016      **Final action:** 9/22/2016  
**Title:** Tywater Crossing PUD Subdivision, Final Plat, Section 3, 27 Lots On 6.62 Acres, Located Northeast Of Downs Boulevard And South Of The Existing Homes Within Tywater Crossing. (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Tywater Crossing PUD Subd, FP, Sec 3 Map, 2. 6230 Tywater Crossing PUD Subd, FP, Sec 3 COA, 3. 6230 Tywater Crossing PUD Subd, FP, Sec 3 Plat

Date	Ver.	Action By	Action	Result
9/22/2016	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** September 14, 2016

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Emily Hunter, Director of Planning and Sustainability

### Subject

Tywater Crossing PUD Subdivision, Final Plat, Section 3, 27 Lots On 6.62 Acres, Located Northeast Of Downs Boulevard And South Of The Existing Homes Within Tywater Crossing. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6230  
**Applicant:** Michael Garrigan, Dale & Associates  
**Owner:** Wes Patterson, Patterson Company

### Background/Staff Comments

The purpose of this plat is to create 27 lots (25 single family residential lots and two open space lots). The site plan was approved in April of 2016 (COF# 5781). The plat conforms to the zoning ordinance and subdivision regulations.

### 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.