

Legislation Details (With Text)

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Title: The Standard At Cool Springs Subdivision, Final Plat, Revision 1, One Open Space Lot and One Residential Lot On 22.51 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga, Josh King

Indexes:

Code sections:

Attachments: 1. MAP_StandardAtCoolSprings.pdf, 2. Standard_Conditions of Approval_01.pdf, 3. 3546118_STANDARD_RESUB_PLAT_2017_0406.pdf

Date	Ver.	Action By	Action	Result
4/27/2017	1	Franklin Municipal Planning Commission	approved	Pass

DATE: April 19, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, 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 1, One Open Space Lot and One Residential Lot On 22.51 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)

Project Information

COF Project Number: 6384

Applicant: Brad Thomas, Barge, Waggoner, Sumner, and Cannon

Owner: Matthew Evans, Mosby Cool Springs, LLC

Background/Staff Comments

The applicant is resubdividing Lot 2 of the Standard at Cool Springs Subdivision to create a 7.34-acre lot in an area under the Hillside Protection Overlay. The approved site plan for this project calls for an access road across lot 3 and attached residential properties on Lot 2 and Lot 3, as part of a Unified Site 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 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.