



## Legislation Details (With Text)

**File #:** 17-0411      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 5/2/2017      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 5/25/2017      **Final action:** 5/25/2017  
**Title:** Highlands At Ladd Park PUD Subdivision, Final Plat, Section 29, Creating 67 Residential Lots And 2 Open Space Lots On 23.74 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 6411 Highlands at Ladd Park PUD Subd, FP, Sec 29 Map, 2. Ladd Park, FP, Sec 29 Conditions of Approval\_01, 3. Highlands at Ladd Park PUD Subdivision, final plat, section 29 - submittal 002

Date	Ver.	Action By	Action	Result
5/25/2017	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** May 17, 2017

**TO:** Franklin Municipal Planning Commission

**FROM:** Brad Baumgartner, Senior Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Highlands At Ladd Park PUD Subdivision, Final Plat, Section 29, Creating 67 Residential Lots And 2 Open Space Lots On 23.74 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6411

**Applicant:** David Reagan, HFR Design

**Owner:** Perry Pratt, Jones Company

### Background/Staff Comments

The purpose of this plat is to create 67 detached residential lots and 2 open space lots. The site plan was approved in April of 2016 (COF# 6090).

### 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.