



Legislation Details (With Text)

File #: 17-0724 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 8/7/2017 **In control:** Franklin Municipal Planning Commission
On agenda: 8/24/2017 **Final action:** 8/24/2017
Title: Garden Gate Condo Subdivision, Final Plat (Cummins Street), Two Residential Lots On 0.12 Acres, Located East Of Cummins Street And North Of South Margin Street. (CONSENT AGENDA)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 6498 Garden Gate FP Map, 2. Garden Gate FP Conditions of Approval_01, 3. 17-0803Cad Base Plat Cummins-18x24

Date	Ver.	Action By	Action	Result
8/24/2017	1	Franklin Municipal Planning Commission	approved	Pass

DATE: August 16, 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

Garden Gate Condo Subdivision, Final Plat (Cummins Street), Two Residential Lots On 0.12 Acres, Located East Of Cummins Street And North Of South Margin Street. (CONSENT AGENDA)

Project Information

COF Project Number: 6498

Applicant: Kenneth Church, CEO

Owner: Garden Gate Development, LLC

Background/Staff Comments

The purpose of this plat is to place each unit within a duplex on its own residential lot, creating a total of two lots on 0.12 acres.

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.