



## Legislation Details (With Text)

**File #:** 17-1070      **Version:** 1      **Name:**

**Type:** Planning Item      **Status:** Passed

**File created:** 11/30/2017      **In control:** Franklin Municipal Planning Commission

**On agenda:** 1/25/2018      **Final action:** 1/25/2018

**Title:** Natures Landing Subdivision, Final Plat, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres Located East Of Lewisburg Avenue And West Of Henpeck Lane, At 1093 Lewisburg Pike. (CONSENT AGENDA)

**Sponsors:** Emily Hunter, Brad Baumgartner

**Indexes:**

**Code sections:**

**Attachments:** 1. NATURES LANDING Subd FP REV 1 Map, 2. Natures Landing FP Rev 1 Conditions of Approval\_01, 3. T294003\_FP\_010118=2-signed-signed

Date	Ver.	Action By	Action	Result
1/25/2018	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** January 17, 2018

**TO:** Franklin Municipal Planning Commission

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

### Subject

Natures Landing Subdivision, Final Plat, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres Located East Of Lewisburg Avenue And West Of Henpeck Lane, At 1093 Lewisburg Pike. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6583

**Applicant:** Roger Harrah, Harrah Group

**Owner:** James Carbine, Carbine & Associates

### Background/Staff Comments

The purpose of this final plat is to create 32 residential lots and 4 open space lots. The site plan is also on this month's administrative agenda (COF #6584).

### 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.