



Legislation Details (With Text)

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File created: 1/15/2018 **In control:** Franklin Municipal Planning Commission

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

Title: Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 1, (Lots 431-434 & 495), Revision Of 5 Residential Lot Lines And Floodplain Boundary On 4.97 Acres, Located Within The Stream Valley PUD Subdivision, At 431, 432, 433, And 434 Coffenbury Court And A 3.91 Acre Open Space Lot Behind All Four Lots. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission, Josh King

Indexes:

Code sections:

Attachments: 1. MAP_StreamValleyFP.pdf, 2. Stream Valley Sec 13 Plat Revision 1 12-20-17 signed.pdf, 3. Boeh Owner Affidavit (Signed).pdf, 4. SV Sec 13 Conditions of Approval_01.pdf

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: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 1, (Lots 431-434 & 495), Revision Of 5 Residential Lot Lines And Floodplain Boundary On 4.97 Acres, Located Within The Stream Valley PUD Subdivision, At 431, 432, 433, And 434 Coffenbury Court And A 3.91 Acre Open Space Lot Behind All Four Lots. (CONSENT AGENDA)

Project Information

COF Project Number: 6532

Applicant: Clay Wallace, Energy Land and Infrastructure LLC.

Owner: NVR Homes LLC & Michael + Anna Marie Boeh

Background/Staff Comments

A previous Final Plat was approved and recorded for this section in September of 2016. The Floodplain for lots 431-434 & 495 was shown incorrectly, and this plat records changes to the floodplain that were impacting these four single-family residential lots. Lot 495 is an open space lot that contains the floodplain and the COF Floodway Fringe Zoning Overlay District. 212 Coffenbury Court is the only occupied home impacted by this

plat. An owner affidavit was submitted from this owner and is included in the attachments to this report.

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.