



## Legislation Details (With Text)

**File #:** 18-0502      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 5/8/2018      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 5/24/2018      **Final action:** 5/24/2018  
**Title:** Riverbluff PUD Subdivision, Final Plat, Section 2, Revision 1, Creating 26 Single-Family Lots And Three Open Space Lots On 9.45 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP 6688 RiverBluff PUD Subdivision, Final Plat, Section 2, Revision 1, 2. Riverbluff FP Sec 2 Conditions of Approval\_01, 3. Riverbluff Sec 2 Rev 1 - Final Plat - 6688

Date	Ver.	Action By	Action	Result
5/24/2018	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** May 16, 2018

**TO:** Franklin Municipal Planning Commission

**FROM:** Christopher Andrews, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Riverbluff PUD Subdivision, Final Plat, Section 2, Revision 1, Creating 26 Single-Family Lots And Three Open Space Lots On 9.45 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6688

**Applicant:** Jason Goddard, Design Studio, LLC

**Owner:** Jim Cross, River Bluff Investments, LLC

### Background/Staff Comments

This revision to the Riverbluff PUD Subdivision, Section 2 is to remove a portion of property within the TVA easement that was previously platted with this subdivision. There is no change in the number of lots.

### 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 mylar shall be 18 inches by 24 inches in size. 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.