



## Legislation Details (With Text)

**File #:** 18-0503      **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:** The Standard At Cool Springs Subdivision, Preliminary Plat, (Lots 2-32), Creating 28 Attached Townhouse Lots And Two Open Space Lots On 22.54 Acres, Located At 1222 Liberty Pike.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP 6689 Standard at Cool Springs Lots 2-32, Preliminary Plat, 2. Standard Cool Springs Prelim Plat Conditions of Approval\_01, 3. 2018-05-02 Standard at Cool Springs Lots 2-32 - Preliminary Plat Resubmittal - 6689

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

The Standard At Cool Springs Subdivision, Preliminary Plat, (Lots 2-32), Creating 28 Attached Townhouse Lots And Two Open Space Lots On 22.54 Acres, Located At 1222 Liberty Pike.

### Project Information

**COF Project Number:** 6689

**Applicant:** Ryan McMaster, Kimley-Horn

**Owner:** Ray Smith, Mosby Cool Springs, LLC

### Background/Staff Comments

The applicant is seeking to subdivide existing lots 2 and 3 of the Standard at Cool Springs Subdivision, previously approved in 2017. This subdivision will create 28 attached residential lots and two open space lots.

### Recommendation

**Approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." 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.