



Legislation Details (With Text)

File #: 19-0277 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 3/14/2019 **In control:** Franklin Municipal Planning Commission
On agenda: 3/28/2019 **Final action:** 3/28/2019
Title: Stream Valley PUD Subdivision, Final Plat, Section 17, Creating 51 Lots, Including 48 Single Family Lots
And Three Open Space Lots, On 14.71 Acres, Located North Of Verbena Drive. (CONSENT AGENDA)
Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga, Christopher Andrews

Indexes:

Code sections:

Attachments: 1. MAP - 6918 - Stream Valley PUD Subdivision Final Plat, Section 17, 2. COA - 6918 Stream Valley sec 17 Conditions of Approval_01, 3. PLAT - SIGNED_Stream Valley, Section 17_Final Plat

Date	Ver.	Action By	Action	Result
3/28/2019	1	Franklin Municipal Planning Commission	approved	Pass

DATE: March 20, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Stream Valley PUD Subdivision, Final Plat, Section 17, Creating 51 Lots, Including 48 Single Family Lots
And Three Open Space Lots, On 14.71 Acres, Located North Of Verbena Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 6918

Applicant: Clay Wallace, Energy Land & Infrastructure, LLC

Owner: Tyler Ring, Stream Valley Franklin, LLC

Background/Staff Comments

The applicant is seeking approval of a final plat for the Stream Valley PUD Subdivision creating 48 single family lots and three open space lots on 14.71 acres. The project development plan containing this section was most recently approved for a development plan revision in June of 2016. The site plan for Section 17 gained final approval in January 2019.

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.