



Legislation Details (With Text)

File #: 19-0716 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 7/3/2019 **In control:** Franklin Municipal Planning Commission
On agenda: 7/25/2019 **Final action:** 7/25/2019
Title: Riverbluff PUD Subdivision, Final Plat, Section 3, Creating 20 Single-Family Residential Lots And Three Open Space Lots, On 17.28 Acres, Located Near The Intersection Of Lewisburg Pike And River Bluff Drive. (CONSENT AGENDA)

Sponsors:

Indexes:

Code sections:

Attachments: 1. MAP 7013 Riverbluff FP Sec 3, 2. 7013 Riverbluff FP Sec 3 Conditions of Approval_01, 3. 7013 Riverbluff Sec 3 Final Plat

Date	Ver.	Action By	Action	Result
7/25/2019	1	Franklin Municipal Planning Commission	approved	Pass

DATE: July 17, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Riverbluff PUD Subdivision, Final Plat, Section 3, Creating 20 Single-Family Residential Lots And Three Open Space Lots, On 17.28 Acres, Located Near The Intersection Of Lewisburg Pike And River Bluff Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 7013

Applicant: Greg Terry, James Terry and Associates

Owner: Jim Cross, Riverbluff Investments, LLC

Background/Staff Comments

The purpose of this plat is to create 20 single-family lots and three open space lots for the Riverbluff PUD Subdivision. The corresponding site plan is approved, with conditions on the April 2018 Administrative Agenda. The most recent Development Plan revision for the Riverbluff PUD was approved in July 2018.

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.