



## Legislation Details (With Text)

**File #:** 19-0718      **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:** Simmons Ridge PUD Subdivision, Site Plan, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.54 Acres, Located At The Intersection Of Longpoint Way And South Carothers Road. (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP 7014 Simmons Ridge SP Sec 10, 2. 7014 Simmons Ridge SP Sec 10 Conditions of Approval\_01, 3. 7014 Simmons Ridge Site Plan sheet only, 4. 7014 Simmons Ridge Site Plan elevations, 5. 7014 Simmons Ridge Site Plan Sec 10 full set

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

Simmons Ridge PUD Subdivision, Site Plan, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.54 Acres, Located At The Intersection Of Longpoint Way And South Carothers Road. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 7014

**Applicant:** Jason Patterson, Cannon and Cannon

**Owner:** Jay Franks, Simmons Ridge Joint Venture

### Background/Staff Comments

The purpose of this site plan is to provide construction documents for section 10 of Simmons Ridge PUD Subdivision. The plan includes 36 townhome units and one open space lot. This plan is before Planning Commission because it includes an incompatible land use buffer along the northwest property lines. The most recent Development Plan revision for the Simmons Ridge PUD was approved in July 2017.

### 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/>](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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.