



## Legislation Details (With Text)

**File #:** 19-0963      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 9/13/2019      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 9/26/2019      **Final action:** 9/26/2019  
**Title:** Wards Mill PUD Subdivision, Final Plat, Creating 18 Single-Family Residential Lots and 4 Open Space Lots On 18.68 Acres, Located at 3206 Boyd Mill Avenue (Bishops Gate). (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP 6771 Wards Mill PUD FP, 2. 6771 Wards Mill PUD FP Conditions of Approval\_01, 3. 6771 Bishops Gate Plat 09-05-19

Date	Ver.	Action By	Action	Result
9/26/2019	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** September 18, 2019

**TO:** Franklin Municipal Planning Commission

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

### Subject

Wards Mill PUD Subdivision, Final Plat, Creating 18 Single-Family Residential Lots and 4 Open Space Lots On 18.68 Acres, Located at 3206 Boyd Mill Avenue (Bishops Gate). (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6771

**Applicant:** Matt Bryant, M2Group, LLC

**Owner:** Turnberry Homes, LLC, Nicky Wells, Rep.

### Background/Staff Comments

The purpose of this plat is to create eighteen single-family residential lots and four open-space lots on 18.68 acres. The property is located at 3206 Boyd Mill Avenue. The development plan for the Wards Mill PUD was approved in June 2018, and the most recent site plan for the subdivision was approved in April 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.