



Legislation Details (With Text)

File #: 20-0212 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 2/17/2020 **In control:** Franklin Municipal Planning Commission
On agenda: 2/27/2020 **Final action:** 2/27/2020
Title: Tap Root Hills PUD Subdivision, Final Plat, Section 5, Creating 37 Single-Family Residential Lots And One Open Space Lot, On 13.06 Acres, Located Near The Intersection Of Francreek Drive and Farmhouse Drive. (CONSENT AGENDA)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7174 Tap Root Hills Section 5 Final Plat, 2. 7174 Map Tap Root Sec 5, 3. 7170_Pray Prop Sub_FP_Conditions of Approval_01

Date	Ver.	Action By	Action	Result
2/27/2020	1	Franklin Municipal Planning Commission	approved	Pass

DATE: February 19, 2020

TO: Franklin Municipal Planning Commission

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

Subject

Tap Root Hills PUD Subdivision, Final Plat, Section 5, Creating 37 Single-Family Residential Lots And One Open Space Lot, On 13.06 Acres, Located Near The Intersection Of Francreek Drive and Farmhouse Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 7174

Applicant: Clay Wallace, ELI, LLC

Owner: Wes Patterson

Background/Staff Comments

This plat records the fifth and final section of the Tap Root PUD Subdivision. The plat is in alignment with the site plan approved on the June 2019 Administrative Agenda.

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.