



Legislation Text

File #: 16-0582, **Version:** 1

DATE: July 20, 2016

TO: Franklin Municipal Planning Commission

FROM: Joseph Bryan, Planner
Bob Martin, Interim Director of Planning and Sustainability

Subject

Stream Valley PUD Subdivision, final plat, section 14, creating 34 single-family lots and one open space on 11.11 acres, located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Project Information

COF Project Number: 6172

Applicant: Clay Wallace, Energy Land & Infrastructure, LLC

Owner: Stream Valley Partners, LLC, Rep: Tyler Ring

Background/Staff Comments

The applicant is submitting a final plat to create 34 single-family residential lots and one open space. The total site area is 11.11 acres. The site plan was approved as Stream Valley Site Valley Section 14 in June of 2014.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

None.

Modifications of Standards

None.

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/>](https://franklin.contractorsplanroom.com/secure/)), the applicant shall submit three (3) paper copies and a .pdf file of the corrected plat, along with the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The Certificates of Approval for the Subdivision Name and Street Names, Water System (is 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.