



Legislation Text

File #: 16-0800, **Version:** 1

DATE: September 14, 2016

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Cottages At 509 Hill Drive PUD Subdivision, Final Plat, Four Lots On 0.559 Acres, Near The Intersection Of West Main Street And Hill Drive, 509 Hill Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 6232

Applicant: Gary Vogrin, Kiser-Vogrin Design

Owner: Tyler Pennington, KP Properties

Background/Staff Comments

The applicant is creating four residential lots and one open space lot on 0.559 acres near the intersection of West Main Street and Hill Drive. A development plan (Resolution 2015-05) was approved by the BOMA in 2015. A site plan was administratively approved in September of 2015. A Final Plat for this lot was approved at the July 23, 2015 FMPC meeting; however, this final plat subsequently expired before it was recorded and must be re-approved.

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 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.