



Legislation Text

File #: 16-0869, **Version:** 1

DATE: October 19, 2016

TO: Franklin Municipal Planning Commission

FROM: Joey Bryan, Planner
Emily Hunter, Director of Planning and Sustainability

Subject

Hincheyville Subdivision, Final Plat, Revision 4 (Resubdivision Of Lots 16 & 29), Two Lots On 0.62 Acres, Located At 612 W. Main Street. (CONSENT AGENDA)

Project Information

COF Project Number: 6258

Applicant: Mark Cantrell, Arrowhead Survey

Owner: Garden Gate Developments, Matt Christensen, Rep.

Background/Staff Comments

The applicant is proposing a final plat to revise the lot lines of two single-family residential lots. The total site area is .62 acres. The lots were previously subdivided as Lots 16 and 29 in the original Hincheyville Subdivision but are not reflected in the County's parcel map.

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 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.