



Legislation Text

File #: 17-0200, **Version:** 1

DATE: March 15, 2017

TO: Franklin Municipal Planning Commission

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

Subject

Highlands At Ladd Park PUD Subdivision, Final Plat, Section 34, 29 Detached Residential And 5 Open Space Lots, Located On 18.59 Acres North Of Long Lane And East Of Carothers Parkway. (CONSENT AGENDA)

Project Information

COF Project Number: 6362

Applicant: David Reagan, HFR Design
Owner: Paul Arnold, Trillium Farms, LP

Background/Staff Comments

The purpose of this plat is to create 29 residential lots and 5 open space lots. The final plat meets the requirements of the Zoning Ordinance and Subdivision Regulations. The site plan for Section 34 was administratively approved on February 19, 2016.

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 (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.