



## Legislation Text

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**File #:** 17-0403, **Version:** 1

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**DATE:** May 17, 2017

**TO:** Franklin Municipal Planning Commission

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

### Subject

Simmons Ridge PUD Subdivision, Final Plat, Section 3, Creating 28 Attached Residential Lots And Two Open Spaces, On 4.00 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6418

**Applicant:** Tom King, Enterprise Construction Comp, Inc.

**Owner:** Simmons Ridge Joint Venture, John Franks, Rep.

### Background/Staff Comments

This is a final plat to create 28 attached residential lots on 4.00 acres in the Simmons Ridge PUD Subdivision. The site plan was approved on 1/26/2017 (COF #6324).

### 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.