



## Legislation Text

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**File #:** 18-1196, **Version:** 1

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**DATE:** November 9, 2018

**TO:** Franklin Municipal Planning Commission

**FROM:** Christopher Andrews, Principal Planner  
Amy Diaz-Barriga, Current Planning Supervisor  
Emily Hunter, Director of Planning and Sustainability

### Subject

Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 2, (FFO Revision On Lots 444-449 & 496) Revising The Floodway Fringe Overlay Boundary On Six Single-Family Lots And One Open Space Lot On 4.62 Acres, Located East Of Stream Valley Boulevard And North Of Ledgebrook Road. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6840

**Applicant:** Clay Wallace, Energy, Land & Infrastructure, LLC

**Owner:** Tyler Ring, Stream Valley Franklin, LLC

### Background/Staff Comments

The applicant is seeking approval of a final plat for a revision to the Floodway Fringe Overlay boundary on six single-family lots and one open space lot within Section 13 of the Stream Valley PUD Subdivision. BZA approval for revising the FFO boundary, based on an approved LOMR, was granted on October 4, 2018. This plat is not creating any additional single family lots, but only revising the Floodway Fringe Overlay boundary.

The original plat for Section 13, which was recorded in 2016, included a plat note that "Lots 444-449 shall remain unbuildable until a FEMA approved LOMR is accepted and the FFO relocation is approved by the City of Franklin Board of Zoning Appeals." Revision 1 of Section 13, recorded in February 2018, revised lot lines on two lots and updated flood information for four lots adjacent the cul-de-sac of Coffenbury Court, south of the current revision area. Revision 2 of Section 13 would allow the previously mentioned plat note to be removed, making Lots 444-449 buildable.

### Recommendation

**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.