



Legislation Text

File #: 19-0052, **Version:** 1

DATE: January 16, 2019

TO: Franklin Municipal Planning Commission

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

Subject

Shadow Green PUD Subdivision, Final Plat, Section 1, Creating 24 Lots, Seven Open Space Lots, Two Future Development Lots, And A Future Right Of Way Lot On 52.54 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

Project Information

COF Project Number: 6885

Applicant: Tom Darnall, Ragan Smith Associates

Owner: Taylor Dekalb, Clayton Properties Group, Inc.

Background/Staff Comments

The applicant is seeking approval of a final plat for 24 lots, seven open-space lots, two future development lots, and a future right of way lot in the creation of the Shadow Green PUD Subdivision, Section 1. The project development plan was first approved in October 2017, while the site plan for Section 1 gained final approval in October 2018.

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.