



Legislation Text

File #: 19-0382, **Version:** 1

DATE: April 17, 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

Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38, Creating 50 Single Family Residential Lots And Two Open Space Lots On 25.25 Acres, Located At Long Lane And Tripp Crescent Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 6946

Applicant: David Reagan, HFR Design, Inc.

Owner: Julie Ellis, The Jones Company of Tennessee, LLC

Background/Staff Comments

The applicant is seeking approval of a final plat for the creation of 50 single family residential lots and one open space lot on 25.25 acres in the Highlands at Ladd Park PUD Subdivision. A development plan revision for The Highlands at Ladd Park PUD Subdivision was most recently approved in 2016. The site plan for Section 38 gained final approval in July 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.