



## Legislation Text

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**File #:** 19-1097, **Version:** 1

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**DATE:** October 16, 2019

**TO:** Franklin Municipal Planning Commission

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

### Subject

Shadow Green PUD Subdivision, Final Plat, Section 2, Creating One Attached Residential Lot with 80 Dwelling Units And 4 Open Space Lots On 16.93 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 7083

**Applicant:** Tom Darnell, Ragan Smith Associates  
**Owner:** Will Gaye, Clayton Properties Group, Inc.

### Background/Staff Comments

The purpose of this plat is to create one attached residential lot and four open space lots on 16.93 acres as part of Section 2 of the Shadow Green PUD Subdivision. Section 2 contains 80 dwelling units. The subject property is located at 1152 Hillview Lane. The site plan for Section 2 was approved in February 2019.

### 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.