



## Legislation Text

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**File #:** 20-0084, **Version:** 1

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**DATE:** January 15, 2020

**TO:** Franklin Municipal Planning Commission

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

**Subject**

Edgemon Subdivision and Natures Landing Subdivision, Final Plat, Revision 1, Creating 2 Lots On 5.0 Acres, Located At 1105 Lewisburg Pike. (CONSENT AGENDA)

**Project Information**

**COF Project Number:** 7144

**Applicant:** Roger Harrah

**Owner:** Linda Newton, Natures Landing Homeowner's Association Inc.

**Background/Staff Comments**

This plat creates two lots from an existing 5.0 acre parcel along Lewisburg Pike. The western lot will continue to be accessed by Lewisburg Pike. The eastern lot will consolidate an unbuildable lot within Natures Landing into the property, to allow access along Natures Landing Drive.

**Project Considerations**

*Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.*

The Natures Landing Homeowners Association intends to quit claim the nonbuildable lot to Mrs. Newton as part of this subdivision.

**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.