



## Legislation Details (With Text)

**File #:** 18-0250      **Version:** 1      **Name:**  
**Type:** Planning Item      **Status:** Passed  
**File created:** 3/9/2018      **In control:** Franklin Municipal Planning Commission  
**On agenda:** 4/26/2018      **Final action:** 4/26/2018  
**Title:** 1st And Main, Site Plan, A Commercial Structure Consisting of 37,955 Square Feet On 2.23 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. MAP 6626 1st and Main SP, 2. Conditions of Approval\_01 1st and Main, 3. 1st and Main, site plan (Mixed Use) - submittal 004, 4. PDF to FMPC Mixed Use project 1st and Main, 5. COA 99 E Main St demolition + conceptual new construction 2.12.18, 6. February 2018 HZC Meeting Minutes, 7. HZC Staff report 99 E Main St demolition new construction 2.12.18, 8. HZC Staff report 99 E Main St new construction (architectural features materials) 3.12.18, 9. March 2018 HZC Meeting Minutes

Date	Ver.	Action By	Action	Result
4/26/2018	1	Franklin Municipal Planning Commission	approved	Pass

**DATE:** April 18, 2018

**TO:** Franklin Municipal Planning Commission

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

### Subject

1<sup>st</sup> And Main, Site Plan, A Commercial Structure Consisting of 37,955 Square Feet On 2.23 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

### Project Information

**COF Project Number:** 6626

**Applicant:** Jack Parker, Catalyst Design Group

**Owner:** Crossfire Investments, LLC, Preston Ingram, Rep.

### Background/Staff Comments

1<sup>st</sup> & Main is a commercial development featuring retail, office, & restaurant space. The two-story building will be 37, 955 square feet on 2.23 acres located at 95 & 99 East Main Street. The property is zoned Central Commercial (CC) and is located in the Central Franklin Character Area Overlay special area 1 (CFCO-1). Staff reviewed and accepted the submitted parking study for shared parking between the uses on this site, and also with the adjacent bank. A final plat consolidating the two lots will need to be approved prior to issuance of a

building permit.

**Recommendation**

**Approval, with conditions.**

See attached pages for a list of staff recommended conditions of approval.

**PROCEDURAL REQUIREMENTS:**

1. The applicant shall upload the corrected plan to the online plan review website ( [<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). All revisions to the approved plans shall be “clouded.” 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city’s project identification number shall be included on all correspondence with any city department relative to this project.