



Legislation Text

File #: 16-1043, **Version:** 1

DATE: December 9, 2016

TO: Franklin Municipal Planning Commission

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

Subject

Ranco Farms Subdivision, Final Plat, Revision 3, (Resubdivision of Lot 2), Two Commercial Lots On 17.89 Acres, Located At 770 Jordan Road. (CONSENT AGENDA)

Project Information

COF Project Number: 6299

Applicant: Wes Magill, Ragan Smith Associates

Owner: Duke Realty LP, Trent Skillman, Rep.

Background/Staff Comments

The applicant is submitting a final plat to resubdivide lot 2 into two commercial lots and identify them as a part of a unified development plan. The total site area is 17.89 acres. The most recent site plan for this property was approved on November 17, 2016 by the FMPC.

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 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 in the Franklin GIS database.